



Book 2024 Page 480

Document 2024 480 Type 03 001 Pages 2  
Date 3/01/2024 Time 1:47:31PM  
Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA



**Preparer:** Daniel W. Willems, 641 40th St. S.E., Cedar Rapids, IA 52403, (319) 366-0811  
**Taxpayer/ Return to:** Todd Gifford and Gwyneth Gifford, 25846 225th Ave., Delhi, IA 52223

*P.O. Box 165*

### WARRANTY DEED

Todd D. Gifford a/k/a Todd Gifford and Gwyneth R. Gifford a/k/a Gwyn Gifford, do hereby Convey to Todd D. Gifford as Trustee of THE TODD D. GIFFORD REVOCABLE TRUST DATED JANUARY 10, 2023 and Gwyneth R. Gifford as Trustee of THE GWYNETH R. GIFFORD REVOCABLE TRUST DATED JANUARY 10, 2023, the following described real estate in Delaware County, Iowa:

Parcel 2019-61, Part of Lot 15 and Part of Lot 16 of H.L.C. First Subdivision All in SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 19, T88N, R4W of the 5th P.M., Delaware County, Iowa, according to the Plat recorded in Book 2019, Page 2124

AND

Lot Three (3) of the Subdivision of Part of Lot Sixteen (16) of H.L.C. First Subdivision of Part of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) and Part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Nineteen (19), Township Eighty Eight North (T88N), Range Four West (R4W) of the Fifth P.M. Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 206

AND

Lot Two (2) in Sixteen (16) of the Plat of the Subdivision of Part of Lot 16 of H.L.C. First Subdivision of Part of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and Part of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 19, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to the plat recorded in Book 3 Plats, Page 206.

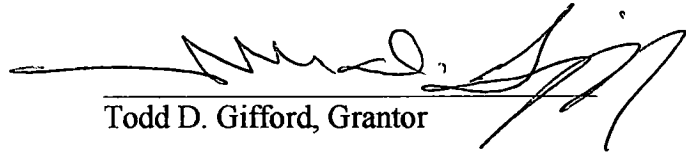
Subject to easements of record and including easements appurtenant thereto.

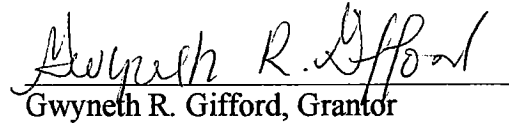
**This deed is exempt from transfer tax according to Iowa Code 428A.2(21). The transaction is exempt from the GWH statement as a transfer from owners to their trusts.**

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: 3/1/24.

  
Todd D. Gifford, Grantor

  
Gwyneth R. Gifford, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on March 1<sup>st</sup> 2024 by  
Todd D. Gifford a/k/a Todd Gifford and Gwyneth R. Gifford a/k/a Gwyn Gifford.

  
Signature of Notary Public

