

Recorded: 3/6/2024 at 9:37:33.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 517

Prepared by Paul P. Morf: Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Timothy F. and Rhonda L. Kendrick: PO Box 457, Edgewood, IA 52042

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **TIMOTHY F. KENDRICK** and **RHONDA L. KENDRICK** also known as Rhonda Kendrick, husband and wife, do hereby convey an undivided one-half interest to **TIMOTHY F. KENDRICK, AS TRUSTEE OF THE TIMOTHY F. KENDRICK REVOCABLE TRUST AS AMENDED AND RESTATED ON DECEMBER 1, 2023**, as it may be further amended from time to time, and an undivided one-half interest to **RHONDA L. KENDRICK, AS TRUSTEE OF THE RHONDA L. KENDRICK REVOCABLE TRUST AS AMENDED AND RESTATED ON DECEMBER 1, 2023**, as it may be further amended from time to time, as tenants in common, in and to the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

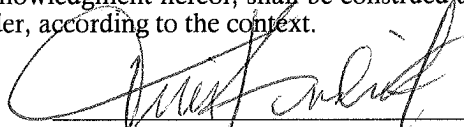
together with and subject to easements, covenants, conditions and restrictions of record,

Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

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: December 1, 2023



TIMOTHY F. KENDRICK

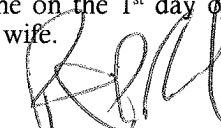


RHONDA L. KENDRICK

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 1st day of December, 2023, by **TIMOTHY F. KENDRICK** and **RHONDA L. KENDRICK**, husband and wife.





Notary Public in and for said State
My Commission Expires: 9/9/2025

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 18, 19, 20, 21 and 22 of F. A. Densmore's Addition to the City of Edgewood, Iowa recorded in Book 1 Plats, Page 88 of the records of the Delaware County, Iowa, Recorder, EXCEPT the North 100 feet of Lots 18 and 19 AND EXCEPT the East 12 Feet of the North 100 feet of Lot 20;

AND

Lot 4, EXCEPT the North 10 feet thereof and Lots 5, 6, 7, 8, 9, 10, 11 and 12 of F. A. Densmore's Addition to Edgewood, Iowa, recorded in Book 1 Plats, Page 88 of the records of the Delaware County, Iowa, Recorder

AND

Lot 30 of F. A. Densmore's Addition to Edgewood, Iowa, according to the plat recorded in Book 1, Plats, Page 88, Delaware County, Iowa.