

Recorded: 3/20/2024 at 9:52:59.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 611

Prepared by: Mark R. Van Heukelom
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

(319) 363-0101

Return to and Address tax statement: Robert A. Farmer and Sally K. Farmer, Co-Trustees of the Robert & Sally Farmer Joint Revocable Trust, 3031 State Highway 38, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, ROBERT A. FARMER and SALLY K. FARMER, husband and wife, do hereby convey to ROBERT A. FARMER and SALLY K. FARMER, as Co-Trustees of the ROBERT & SALLY FARMER JOINT REVOCABLE TRUST U/D/O MARCH 19, 2024, the following described real estate in Delaware County, Iowa:

SEE EXHIBIT "A" ATTACHED.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2 (21).

Grantors do hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he has 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 Grantor covenants to warrant and defend the real estate against 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.

This deed was prepared at the request of the Grantors, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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: March 19, 2024.


ROBERT A. FARMER


SALLY K. FARMER

STATE OF IOWA,

ss.

COUNTY OF JONES

This instrument was acknowledged before me on March 19, 2024, by ROBERT A. FARMER and SALLY K. FARMER, husband and wife.

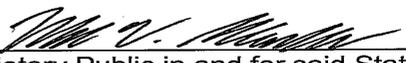

Notary Public in and for said State



EXHIBIT "A"

Parcel No. 410139902100 (3031 State Hwy 38, Hopkinton, IA)

THAT PART OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE, COUNTY, IOWA, DESCRIBED AS:

COMMENCING AT THE NW CORNER OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID SECTION 13, THENCE EAST 257.1 FEET ALONG THE NORTH LINE OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID SECTION 13, THENCE SOUTH 33.0 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 3° 22' EAST 262.1 FEET, THENCE NORTH 86° 38' EAST 166.0 FEET, THENCE SOUTH 65° 43' 20" EAST 63.7 FEET, THENCE NORTH 88° 59' 20" EAST 99.8 FEET, THENCE NORTH 14° 44' WEST 385.7 FEET ALONG THE WEST RIGHT OF WAY LINE OF IOWA HIGHWAY NUMBER 38, THENCE WEST 266.3 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING APPROXIMATELY 1.79 ACRES SUBJECT TO EASEMENTS OF RECORD. THE NORTH LINE OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID SECTION 13 IS ASSUMED TO BEAR DUE EAST AND WEST.