

Recorded: 3/26/2024 at 8:03:34.0 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: 642

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

P.O. Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
FAX (319) 363-9824

Address tax statement: Judith A. Tucker, Trustee of the Judith A. Tucker Revocable Trust
u/d/o December 28, 2021, 628 Walnut St. SE, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, JUDITH A. TUCKER a/k/a JUDITH ANN TUCKER, a single person, does hereby transfer and convey to JUDITH A. TUCKER, in her capacity as Trustee of the JUDITH A. TUCKER REVOCABLE TRUST U/D/O DECEMBER 28, 2021, all of her right, title and interest in the real estate located in Delaware County, Iowa legally described as follows:

PARCEL NO. 410190001350:

PARCEL 2022-117, PART OF PARCEL 2022-94 IN THE NORTHWEST FRACTIONAL QUARTER (NW FRL. ¼) OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL. ¼) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

PARCEL NO. 610000202730:

LOTS ONE (1) AND TWO (2), AND THE NORTH ½ OF LOT THREE (3), CARTERS OUT LOTS OT HOPKINTON, IOWA, SAME BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE THREE (3), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA.

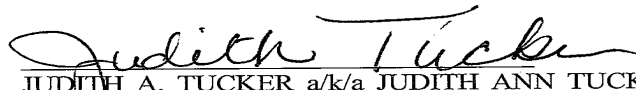
The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(21).

This Deed was prepared at the request of the Grantor, 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.

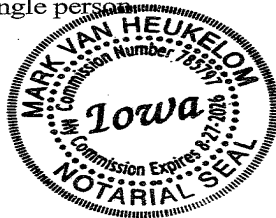
Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Dated: March 19, 2024


JUDITH A. TUCKER a/k/a JUDITH ANN TUCKER,
Grantor

STATE OF IOWA, COUNTY OF JONES ss:

This instrument was acknowledged before me on March 19, 2024, by JUDITH A. TUCKER a/k/a JUDITH ANN TUCKER, a single person




Notary Public in and for said State