



Book 2024 Page 726

Document 2024 726 Type 03 001 Pages 2  
Date 4/05/2024 Time 10:14:59AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$23.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

*Warranty Deed*

**Preparer information:** Elizabeth L Souer, Shuttleworth & Ingersoll PLC, P.O. Box 2107, Cedar Rapids, IA 52406 Phone #319-365-9461

**Taxpayer information:** Angela Hoyt, 2832 Timber Creek Rd, Cedar Rapids, IA 52411

**\*Return Document to:** George & Cheryl Kinnaird, 4423 Hastings Dr, Marion, IA 52302

**Grantors:**

George Dean Kinnaird  
Cheryl Marie Kinnaird

**Grantees:**

Chad Hoyt Co Trustee  
Angela Hoyt Co Trustee  
Chad & Angela Hoyt Revocable trust

**Legal Description is located on page: 2**

**Document or instrument number of previously recorded documents:**

Address Tax Statement to: Angela Hoyt, 2832 Timber Creek Road, Cedar Rapids, IA 52411

### WARRANTY DEED

For valuable consideration, **George Dean Kinnaird and Cheryl Marie Kinnaird**, a married couple, do hereby quit claim to **Chad Hoyt and Angela Hoyt, Co-Trustees of Chad and Angela Hoyt Revocable Trust dated 10/25/2014**, all of the Grantors' right, title, interest, claim and demand in the following described real estate in Delaware County, Iowa:

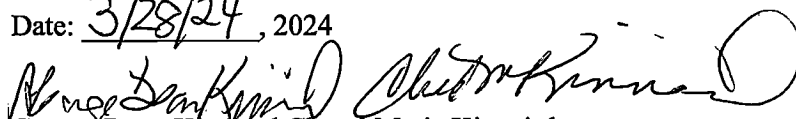
**Parcel 2023-79 of Part of Lot 20 of Cedar Acres Subdivision in the Southwest Quarter of Section 24, Township 88 North, Range 5 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, according to plat recorded in Book 202, Page 2121.**

The grantors covenant with the grantee, and successors in interest, that the grantors hold the above real estate by title in fee simple; that the grantors 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 stated above. The grantors covenant to warrant and defend the above real estate against the lawful claims of all persons, except as may be stated above. The undersigned hereby relinquishes all rights of downer, homestead and distributive share in and to the real estate.

Words and phrases in this Deed, including the acknowledgment(s), shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

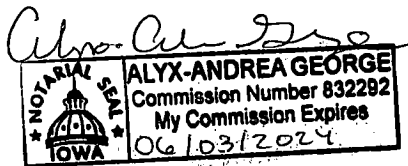
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement. This deed is exempt from transfer tax pursuant to Iowa Code section 428A.2(21).

Date: 3/28/24, 2024

  
George Dean Kinnaird Cheryl Marie Kinnaird

STATE OF IOWA, Linn COUNTY, ss:

This instrument was acknowledged before me this 28 day of March, 2024 by George Dean Kinnaird and Cheryl Marie Kinnaird.



NOTARY PUBLIC - STATE OF IOWA

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