

Recorded: 4/16/2024 at 2:22:13.0 PM
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: 827

Return To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644
Taxpayer: Elizabeth F. Sanders Revocable Trust U/A dated April 12, 2024, 1585 Buchanan-Delaware Ave, Masonville, IA 50654
Preparer: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Elizabeth Sanders, a single person, does hereby Convey to the Elizabeth F. Sanders Revocable Trust U/A dated April 12, 2024, the following described real estate in Delaware County, Iowa:

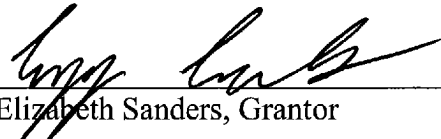
See Addendum A.

***This deed is exempt according to Iowa Code 428A.2(21).**

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.

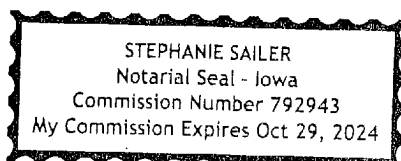
Dated: April 12, 2024.


Elizabeth Sanders, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on April 12, 2024, by Elizabeth Sanders, a single person.


Signature of Notary Public



ADDENDUM A

The South fractional $\frac{1}{2}$ of the Northwest fractional $\frac{1}{4}$ and the North $\frac{1}{4}$ of the Southwest fractional $\frac{1}{4}$ except for Parcel A of Section 31, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa, as recorded in Book 2002, Page 706.