

Recorded: 5/6/2024 at 1:39:35.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 979

**Return To:** Stephanie A Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, Iowa 50644

**Taxpayer:** Timothy N. Townsend Revocable Trust U/A dated May 3, 2024, 2088 Brittany Circle, Cedar Rapids, IA 52411

**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, Timothy N. Townsend and Lori A. Townsend, husband and wife, do hereby Convey an undivided one-half interest to the Timothy N. Townsend Revocable Trust U/A dated May 3, 2024 and an undivided one-half interest to the Lori A. Townsend Revocable Trust U/A dated May 3, 2024, the following described real estate in Delaware County, Iowa:

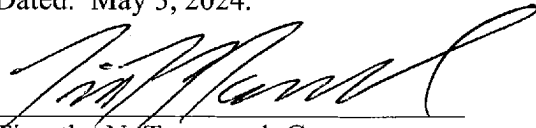
**Lot Thirteen (13) of The Village – Third Addition A Re-Subdivision of Lots 1, 2, & 3 of The Village – First Addition Part of the SW ¼ - Sec. 19, T88N, R4W of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2015, Page 2287.**

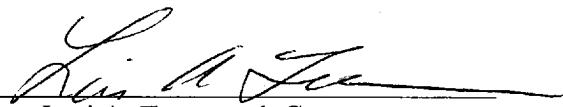
\*This deed is exempt according to Iowa Code 428A.2(21).

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.

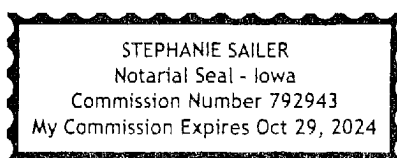
Dated: May 3, 2024.

  
Timothy N. Townsend, Grantor

  
Lori A. Townsend, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on May 3, 2024, by Timothy N. Townsend and Lori A. Townsend, husband and wife.



  
Signature of Notary Public