

Recorded: 5/8/2024 at 2:51:01.0 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: 1000

Prepared by/return to: Reed Palmer P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Address tax statement: Julie A. Raak, 524 North St., Ryan, IA 52330

WARRANTY DEED

For the consideration of Ten Dollars and other good and valuable consideration, JULIE A. RAAK, a single person, does hereby transfer and convey to JULIE A. RAAK, TRUSTEE of the JULIE A. RAAK REVOCABLE TRUST U/D/O May 8, 2024 all of her right, title and interest in the following described real estate in Delaware County, Iowa:

THE WEST 304 FEET OF THE EAST 330 FEET OF THE SOUTH 153 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 87 NORTH, RANGE 6, WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, SUBJECT TO ROADWAYS AND EASEMENTS OF RECORD.

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 Grantor 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. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

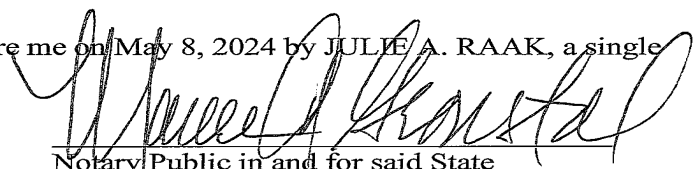
Dated: May 8, 2024


JULIE A. RAAK, Grantor

STATE OF IOWA, COUNTY OF JONES, ss:

This instrument was acknowledged before me on May 8, 2024 by JULIE A. RAAK, a single person.




Notary Public in and for said State