

Recorded: 5/14/2024 at 8:09:46.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1027

Prepared by: Nicolas AbouAssaly, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Loras S. Sabers: 1927 150th Street, Manchester, IA 52057

GENERAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **LORAS S. SABERS**, a single person, does hereby convey to **ANDREW L. SABERS**, the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

subject to easements, covenants, conditions and restrictions of record.

Reserved Life Estate. There is expressly excluded from this conveyance, and the Grantor does hereby reserve for himself, the full exclusive use, control, income, and possession of all the above-described real estate for the remainder of Grantor's life. The Grantor's interest in the real estate shall terminate upon the death of the Grantor.

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 the lawful claims of all persons except as may be above stated. 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.

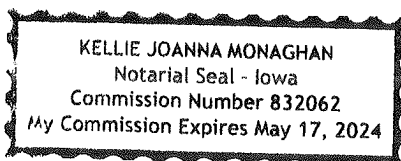
This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

Dated May 7, 2024

Loras S. Sabers
LORAS S. SABERS

STATE OF IOWA, COUNTY OF Delaware, ss:

This record was acknowledged before me on the 7th day of May, 2024, by **LORAS S. SABERS**.



Kellie Joanna Monaghan
Notary Public in and for said State
My Commission Expires: 05/17/2024

EXHIBIT "A"
LEGAL DESCRIPTION

The West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 34, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa, EXCEPT Parcel B in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 34 as described in the Plat of Survey recorded in Book 2007 Plats, Page 3067 of the records of the Delaware County, Iowa, Recorder

AND

The South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 27, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa, EXCEPT Parcel A in part of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 27, according to plat recorded in Book 2008, Page 3383 of the records of the Delaware County, Iowa, Recorder.