

Recorded: 6/26/2024 at 11:12:55.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1439

Prepared by/ Return to:
Bradley & Riley PC

Andrew J. Seyfer PO Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
FAX (319) 363-9824

Address Tax statement: Gale and Edna Flannagan, 3032 230th Avenue, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, GALE F. FLANNAGAN and EDNA M. FLANNAGAN, husband and wife, do hereby convey to GALE F. FLANNAGAN and EDNA M. FLANNAGAN, Co-Trustees of the FLANNAGAN REVOCABLE TRUST u/d/o February 8, 2024, in the following described real estate in Delaware, Iowa:

SEE EXHIBIT "A"

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.

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 Grantors, 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.

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 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: June 13, 2024.



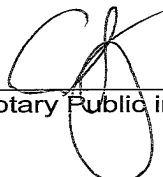
GALE F. FLANNAGAN



EDNA M. FLANNAGAN

STATE OF IOWA, COUNTY OF JONES ss:

This instrument was acknowledged before me on June 13, 2024, by GALE F. FLANNAGAN and EDNA M. FLANNAGAN, husband and wife.



Notary Public in and for said State

EXHIBIT "A"

PARCEL NOS. 370160000800, 37170000500, 370170001500 and 370200002600:

THE NORTHWEST QUARTER (NW ¼) EXCEPT THE WEST ONE HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) LYING NORTH OF ROAD; AND FURTHER EXCEPT PARCEL 2023-55 AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2023 AT PAGE 1451 OF THE RECORDS OF THE DELAWARE COUNTY, IOWA, RECORDER ON JUNE 27, 2023 AND FURTHER EXCEPT PARCEL A AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2003 AT PAGE 3257 OF THE DELAWARE COUNTY, IOWA, RECORDER ON JULY 7, 2003, AND FURTHER EXCEPT THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) ALL LOCATED IN SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

AND

THE EAST ONE HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) EXCEPT THE EAST ONE HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) LOCATED IN SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

AND

THE WEST ONE-FOURTH (W ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) LOCATED IN SECTION SIXTEEN (16), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

AND

THE EAST ONE HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) EXCEPT THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA