



Book 2024 Page 1632

Document 2024 1632 Type 03 001 Pages 3
Date 7/11/2024 Time 10:50:18AM
Rec Amt \$17.00 Aud Amt \$10.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/return to: ^{JAW} Jessica A. Doro
④ Bradley & Riley PC

P.O. Box 2804 (319) 363-0101
Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Address tax statement: Rachel Baldwin York & Jerry L. York, Trustees, 16299 189th Street, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other good and valuable consideration, RACHEL B. YORK a/k/a RACHEL BALDWIN YORK and JERRY L. YORK a/k/a JERRY YORK, wife and husband, do hereby transfer and convey to RACHEL BALDWIN YORK AND JERRY L. YORK in their capacity as TRUSTEES of the RACHEL BALDWIN YORK AND JERRY L. YORK JOINT REVOCABLE TRUST U/D/O JUNE 17, 2024, all of their right, title and interest in the following described real estate in Delaware County, Iowa:

See the property described on Exhibit "A"

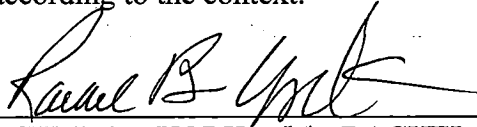
The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

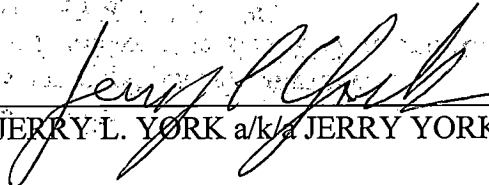
This Deed is exempt from transfer tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

This Deed was prepared at the request of the 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 Grantors 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, according to the context.

Dated: June 17, 2024


RACHEL B. YORK a/k/a RACHEL BALDWIN YORK


JERRY L. YORK a/k/a JERRY YORK

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on June 17, 2024 by RACHEL B. YORK a/k/a RACHEL BALDWIN YORK and JERRY L. YORK a/k/a JERRY YORK, as wife and husband.

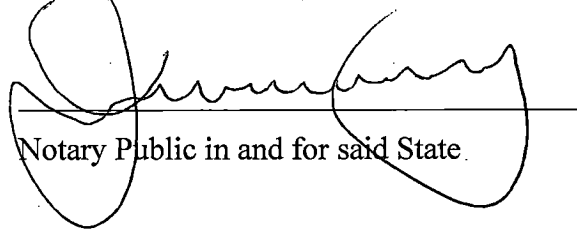

Notary Public in and for said State.



EXHIBIT "A"

Lot Sixteen (16) of North Ridge Subdivision in the Southeast Quarter of the Southwest Quarter of Section 18, Township 89 North, Range 5, West of the 5th Principal Meridian, according to the Plat recorded in Book 7 Plats, Page 65.

PARCEL 2020-07 IN THE SE¼ OF THE SW ¼ OF SECTION 35-T89N-R6W DELAWARE COUNTY, IOWA ACCORDING TO PLAT RECORDED IN BOOK 2020, PAGE 374.