

Recorded: 8/6/2024 at 2:42:14.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.22  
Combined Fee: \$15.22  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1900

Prepared by Paul P. Morf: 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 Statement: Timothy F. and Rhonda L. Kendrick: PO Box 457, Edgewood, IA 52042

### **SPECIAL WARRANTY DEED**

For the consideration of one dollar and other valuable consideration, **TIMOTHY F. KENDRICK** and **RHONDA KENDRICK**, husband and wife, do hereby convey an undivided one-half interest to **TIMOTHY F. KENDRICK, AS TRUSTEE OF THE TIMOTHY F. KENDRICK REVOCABLE TRUST AS AMENDED AND RESTATED ON DECEMBER 1, 2023**, as it may be further amended from time to time, and an undivided one-half interest to **RHONDA L. KENDRICK, AS TRUSTEE OF THE RHONDA L. KENDRICK REVOCABLE TRUST AS AMENDED AND RESTATED ON DECEMBER 1, 2023**, as it may be further amended from time to time, as tenants in common, in and to the following described real estate in Delaware County, Iowa:

**Lots Fifteen (15) and Sixteen (16) of F.A. Densmore's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 88,**

together with and subject to easements, covenants, conditions and restrictions of record,

Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

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.

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.

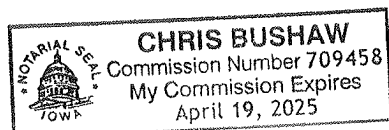
Dated: July 24, 2024


  
TIMOTHY F. KENDRICK

  
RHONDA KENDRICK

STATE OF IOWA, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on the 24 day of July, 2024, by **TIMOTHY F. KENDRICK** and **RHONDA KENDRICK**, husband and wife.



  
Notary Public in and for said State  
My Commission Expires: \_\_\_\_\_

