

Recorded: 9/17/2024 at 8:28:38.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2299

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: Gregory S. and Donna M. Scharf, 7125 Choctaw Ridge Rd. NE, Cedar Rapids, IA 52411

## WARRANTY DEED

**For the consideration of** Ten Dollars and other good and valuable consideration, GREG SCHARF and DONNA SCHARF, a married couple, do hereby transfer and convey an undivided one-half interest to GREGORY S. SCHARF, TRUSTEE of the GREGORY S. SCHARF REVOCABLE TRUST U/D/O SEPTEMBER 16, 2024, and an undivided one-half interest to DONNA M. SCHARF, TRUSTEE of the DONNA M. SCHARF REVOCABLE TRUST U/D/O SEPTEMBER 16, 2024, in the following described real estate in Delaware County, Iowa:

**LOT TWO (2) OF STONE'S THIRD ADDITION TO DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 3 PLATS, PAGE 17, ALSO ALL LAKE FRONTAGE RUNNING TO THE MIDDLE OF THE MAQUOKETA RIVER BED WITH REGARD TO SAID LOT TWO (2).**


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

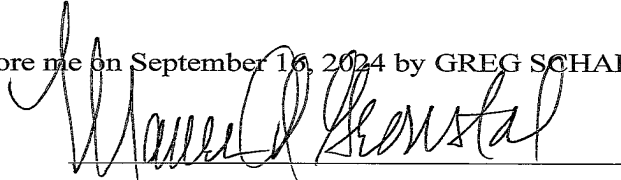
Dated: September 16, 2024

  
\_\_\_\_\_  
GREG SCHARF, Grantor

  
\_\_\_\_\_  
DONNA SCHARF, Grantor

STATE OF IOWA, COUNTY OF LINN ss:

This instrument was acknowledged before me on September 16, 2024 by GREG SCHARF and DONNA SCHARF, a married couple.



Notary Public in and for said State

