

Recorded: 9/26/2024 at 9:04:46.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2375

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 to: Dale and Susan Kartman, 25866 – 225th Ave, Delhi, IA 52223

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **DALE L. KARTMAN** and **SUSAN M. KARTMAN**, husband and wife, do hereby convey an undivided one-half interest to **DALE L. KARTMAN, AS TRUSTEE OF THE DALE L. KARTMAN REVOCABLE TRUST DATED SEPTEMBER 19, 2024**, as it may be amended from time to time, and an undivided one-half interest to **SUSAN M. KARTMAN, AS TRUSTEE OF THE SUSAN M. KARTMAN REVOCABLE TRUST DATED SEPTEMBER 19, 2024**, as it may be amended from time to time, as tenants in common, in and to the following described real estate in Delaware County, Iowa:

Lot Twelve (12) of H. L. C. First Subdivision of part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Nineteen (19), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 176, also the real estate contiguous to said Lot Twelve (12) on the Northerly side thereof enclosed by extending both the Easterly and Westerly boundaries of said Lot Twelve (12) in a Northerly direction and parallel to each other to a point where each of said boundaries meets the center of the original Maquoketa River bed, before impoundment by the dam constructed, as located by the original Interstate Power Company surveys, said river centerline running in an easterly and westerly direction and forming the northerly boundary of the property.

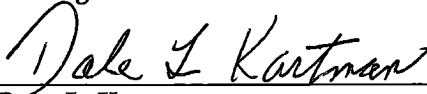
together with and subject to easements, covenants, conditions and restrictions of record.

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: September 19, 2024



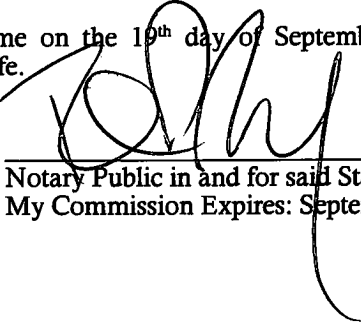
DALE L. KARTMAN



SUSAN M. KARTMAN

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 19th day of September, 2024 by DALE L. KARTMAN and SUSAN M. KARTMAN, husband and wife.



Notary Public in and for said State
My Commission Expires: September 9, 2025

