

Recorded: 11/20/2024 at 10:08:14.0 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: 2929

Taxpayer / Return To: Michael J. English, 922 8th St. SW, Dyersville, Iowa 52040
Preparer: Stephan E. Alt, 890 Main Street, Suite 200, Dubuque, IA 52001, Phone: 563-556-4011

WARRANTY DEED

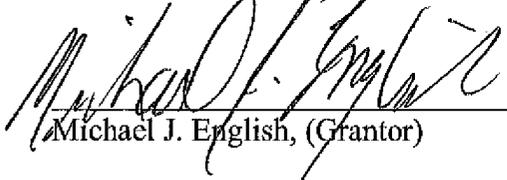
For the consideration of One Dollar(s) and other valuable consideration, Michael J. English and Julie A. Hubbard English, husband and wife, do hereby convey to Michael J. English, as trustee of the Michael J. English Trust dated November 19, 2024, all their right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

See attached Exhibit A

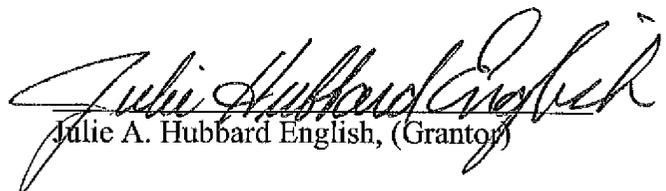
This deed is exempt according to Iowa Code 428A.2(21).

Grantors hereby covenant with Grantees, and their 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 the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: November 19, 2024.



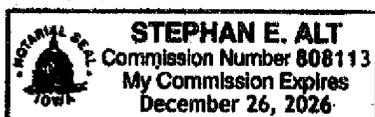
Michael J. English, (Grantor)



Julie A. Hubbard English, (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 19, 2024, by Michael J. English and Julie A. Hubbard English, husband and wife.





Signature of Notary Public

EXHIBIT A

Lot Six (6) of Westridge Estates 9th Addition, in the City of Dyersville, Delaware County, Iowa, according to the plat recorded in Book 2013, Page 2395