

Recorded: 12/31/2024 at 9:27:24.0 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: 3252

Return To and Preparer: John R. Eichelberger, 736 Lake Park Blvd., Muscatine, IA 52761, Phone: 563-263-6900
Taxpayer: Mary B. Odell Revocable Trust, 1555 Washington St, Muscatine, IA 52761



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Mark S. Odell and Mary B. Odell, husband and wife, do hereby Convey to Mary B. Odell, as Trustee of the Mary B. Odell Revocable Trust, created under the Agreement dated December 31, 2024, 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 do Hereby Covenant with grantees, and 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. 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, and as masculine or feminine gender, according to the context.

Dated: December 31, 2024

A handwritten signature of Mark S. Odell in black ink.

Mark S. Odell

A handwritten signature of Mary B. Odell in black ink.

Mary B. Odell

STATE OF IOWA, COUNTY OF MUSCATINE

This record was acknowledged before me on December 31, 2024, by Mark S. Odell and Mary B. Odell.

A handwritten signature of the Notary Public in black ink.
Signature of Notary Public

Exhibit A

An undivided one-half interest in the following:

The South 75 feet of Lot 2 of Connolly's River View Addition; Parcel AA lying South of Lot 3 of Connolly's River View Addition; and Parcel CC lying South of Lot 2 of Connolly's River View Addition; all in the Southeast Quarter of the Northeast Quarter, Section 30, Township 88 North, Range 4 West, of the 5th P.M., Delaware County, Iowa, according to Corrective Plat of Survey recorded in Book 2009, page 3906, of the records of the Delaware County Recorder; also all lake frontage running to the middle of the Maquoketa River bed with regard to the above described Parcels AA and CC.