

Recorded: 1/7/2025 at 1:44:05.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 81

Return To: Jeremy B. Hahn of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, Iowa 50644
Taxpayer: Tonia K. Cantwell Irrevocable Trust Agreement, 928 White Oak St, Manchester, IA 52057
Preparer: Jeremy B. Hahn of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644,
Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Tonia Cantwell, a single person, does hereby Convey to the Tonia K. Cantwell Irrevocable Trust Agreement, the following described real estate in Delaware County, Iowa:

Lot Twenty Nine (29) of Oakview Estates First Subdivision A Subdivision Of Part Of the NE ¼ Of the SW ¼ Sectio 33, T89M, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa according to plat recorded in Book 2022, Page 2892.

***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.

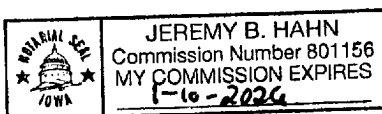
Dated: January 3rd, 2025.

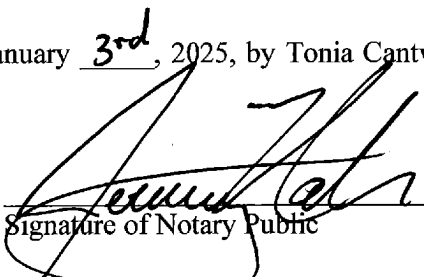


Tonia Cantwell, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN:

This record was acknowledged before me on January 3rd, 2025, by Tonia Cantwell, a single person.





Signature of Notary Public