

Recorded: 1/14/2025 at 8:13:19.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 148

Prepared by/return to:
Andrew J. Seyfer
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
FAX (319) 363-9824

Address tax statement: Karon K. Dettmann, 176 Cottage Grove Ave. SE, #3614, Cedar Rapids, IA 52403

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, KARON K. DETTMANN, a single person, does hereby transfer and convey to KARON K. DETTMANN, in her capacity as Trustee of the KARON K. DETTMANN REVOCABLE TRUST U/D/O JANUARY 13, 2025, all of her right, title and interest in the real estate located in Delaware County, Iowa legally described as follows:

WEST ONE-HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 12; AND THE NORTH ONE-HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 13, AND THE EAST FORTY (40) ACRES OF THE NORTHEAST QUARTER (1/4) OF SECTION 14, ALL IN TOWNSHIP 89 NORTH, RANGE FOUR WEST OF THE 5TH P.M., TOGETHER WITH ALL EASEMENTS AND SERVIENT ESTATES APPURTENANT THERETO, AND SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

EXCEPTING THEREFROM:

PARCEL B IN THE NW ¼ SW ¼ AND IN THE SW ¼ SW ¼ OF SECTION 12, TOWNSHIP 89 NORTH, RANGE FOUR WEST, DELAWARE COUNTY, IOWA, AS RECORDED IN BOOK 2006, PAGE 2995.

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

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that she has 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 Grantor covenants to warrant and defend the real estate against lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

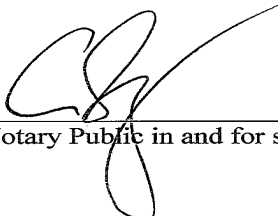
Dated: January 13, 2025


KARON K. DETTMANN, Grantor

STATE OF IOWA, COUNTY OF LINN ss:

This instrument was acknowledged before me on January 13, 2025, by KARON K. DETTMANN, a single person.




Notary Public in and for said State