

Recorded: 2/6/2025 at 2:18:57.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 340

Prepared by Kyle W. Wilcox, 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: Cole M. and Molly F. Beckman: 1939 210th Street, Manchester, IA 52057

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **COLE M. BECKMAN** and **MOLLY F. BECKMAN**, husband and wife, do hereby convey to **COLE M. BECKMAN** and **MOLLY F. BECKMAN**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel B in the SE ¼ SW ¼ of Section 27-T89N-R5W, Delaware County, Iowa, according to plat recorded in Book 2004, Page 328, of the records of the Delaware County, Iowa, Recorder,

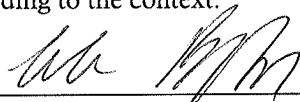
together with and subject to easements, covenants, conditions and restrictions of record.

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.

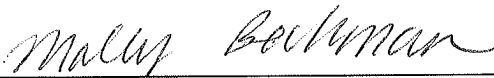
This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

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: Feb, 3rd, 2025



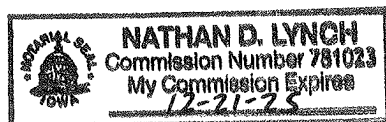
COLE M. BECKMAN

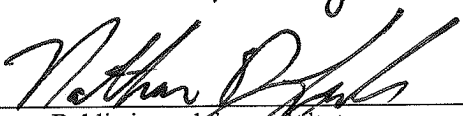


MOLLY F. BECKMAN

STATE OF IOWA, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on the 3rd day of February, 2025 by **COLE M. BECKMAN** and **MOLLY F. BECKMAN**, husband and wife.





Notary Public in and for said State
My Commission Expires: 12-21-25