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Document 2025 781 Type 03 001 Pages 2
Date 3/31/2025 Time 10:42:27AM
Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



Return To: Duane Vander Hart, 404 South Washington Street, Edgewood, IA 52042
Taxpayer: The Duane and Sharon Vander Hart Trust, 404 South Washington St., Edgewood, IA 52042
Preparer: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Tel: 563-933-4334



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Duane Vander Hart and Sharon Vander Hart, husband and wife, do hereby Convey to Duane L. Vander Hart and Sharon A. Vander Hart, Co-Trustees of The Duane and Sharon Vander Hart Trust dated December 19, 2022, the following described real estate in Delaware County, Iowa:

The South Eighty-five (85) feet of the North One Hundred Seventy (170) feet of the South Two Hundred Eighty-three (283) feet of the West one-fourth (W ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth P.M.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 3-27-25

Duane Vander Hart
Duane Vander Hart, Grantor

Sharon Vander Hart
Sharon Vander Hart, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on March 27 2025 by
Duane Vander Hart and Sharon Vander Hart.

Brenda J. Vorwald
Signature of Notary Public

