

Recorded: 3/31/2026 at 12:19:19.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$2.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 746

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jasper P. Verhofste, 303 Locust Street, Suite 400, Des Moines, IA 50309, Phone: 515-282-6803

Taxpayer Information: Timothy N. Townsend and Lori A. Townsend, 6910 Jane Austen Ct., Johnston, IA 50131

Return Document To: Timothy N. Townsend and Lori A. Townsend, 6910 Jane Austen Ct., Johnston, IA 50131

Grantor: Amos Christner

Grantees: Timothy N. Townsend Revocable Trust U/A dated May 3, 2024, and Lori A. Townsend Revocable Trust U/A dated May 3, 2024

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Plat of Survey, filed July 17, 2025, Book 2025, Page 1894



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Amos Christner, a single person, does hereby Convey an undivided one-half interest to the Timothy N. Townsend Revocable Trust U/A dated May 3, 2024, and an undivided one-half interest to the Lori A. Townsend Revocable Trust U/A dated May 3, 2024, the following described real estate in Delaware County, Iowa:

PARCEL 2025-58, Part of Lot 5 of The Village - Second Addition in the NE 1/4 of the SW 1/4 of Section 19, T88N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.05 acres, subject to easements of record, and more particularly described by metes and bounds as follows; BEGINNING at the northern most corner of Lot 5 of The Village - Second Addition, as recorded in Book 2008, Page 32; THENCE along the northerly line of said Lot 5, South 74° 58' 09" East, 198.49 feet, to the easterly line of said Lot 5; THENCE along the easterly line of said Lot 5, South 09° 49' 30" West, 21.00 feet; THENCE North 69° 00' 41" West, 201.48 feet to the POINT OF BEGINNING; The northerly line of Lot 5 of The Village - Second Addition is assumed to bear South 74° 58' 09" East.

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.

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.

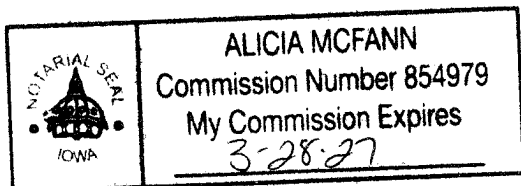
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 3-14-26

Amos Christner, Grantor

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on 3-14-26 by Amos Christner, Grantor.



Signature of Notary Public