



Book 2026 Page 2332

Document 2026 2332 Type 03 001 Pages 2

Date 8/11/2026 Time 11:48:19AM

Rec Amt \$12.00 Aud Amt \$5.00

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Timothy F. Kendrick Revocable Trust & Rhonda L. Kendrick Revocable Trust, PO Box 457, Edgewood, Iowa 52042

Return Document To: Hanson Law Office, PLLC, 401 E Main St, Manchester, Iowa 52057

Grantors: Kendrick, Inc.

Grantees: Timothy F. Kendrick and Rhonda L. Kendrick as co-trustees of Timothy F. Kendrick Revocable Trust U/A dated May 4, 2006 as to an undivided one-half interest and Rhonda L. Kendrick and Timothy F. Kendrick as co-trustees of Rhonda L. Kendrick Revocable Trust U/A dated May 4, 2006 as to an undivided one-half interest

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Kendrick, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Timothy F. Kendrick and Rhonda L. Kendrick as co-trustees of Timothy F. Kendrick Revocable Trust U/A dated May 4, 2006 as to an undivided one-half interest and Rhonda L. Kendrick and Timothy F. Kendrick as co-trustees of Rhonda L. Kendrick Revocable Trust U/A dated May 4, 2006 as to an undivided one-half interest, the following described real estate in Delaware County, Iowa:

Lot Three (3), and the North ten (10.0) feet of Lot Four (4), F.A. Densmore's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 88.

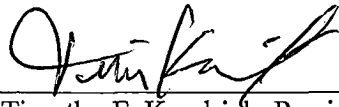
This deed is exempt according to Iowa Code 428A.2(21).

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.

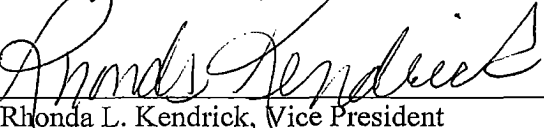
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8/7/26

Kendrick, Inc., an Iowa corporation

By 

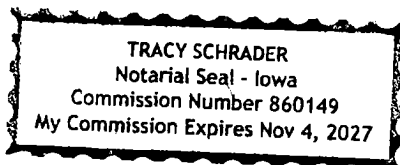
Timothy F. Kendrick, President

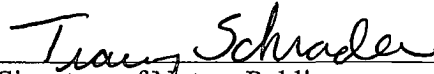
By 

Rhonda L. Kendrick, Vice President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 7, 2026,
by Timothy F. Kendrick, as President and Rhonda L. Kendrick, Vice President, of Kendrick, Inc.
a corporation.




Signature of Notary Public