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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson , 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Timothy F. and Rhonda L. Kendrick, PO Box 457, Edgewood, IA 52042

Return Document To: (Name and complete address)
Thomas J. Hanson , 401 East Main Street, Manchester, IA 52057

Grantors:
Timothy F. Kendrick
Rhonda L. Kendrick
aka Tim Kendrick
aka Rhonda Kendrick

Grantees:
Timothy F. Kendrick and Rhonda L. Kendrick as Trustees of the Timothy F. Kendrick Revocable Trust U/A dated May 5, 2006

Legal description: See Page 2 & 3

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 101	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Timothy F. Kendrick and Rhonda L. Kendrick, husband and wife aka Tim Kendrick & Rhonda Kendrick do hereby Convey to Timothy F. Kendrick and Rhonda L. Kendrick as Trustees of the Timothy F. Kendrick Revocable Trust U/A dated May 5, 2006 the following described real estate in Delaware County, Iowa:

The East one hundred eight (108) feet of Lots Four (4), Five (5), Eight (8) and Nine (9), F.A. Densmore's Third Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 117.

This is a deed between husband and wife without actual consideration. Exemption 11 applies.

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: 7-21-15

X Tim Kendrick
Timothy F. Kendrick (Grantor)

X Rhonda Kendrick
Rhonda L. Kendrick (Grantor)

(Grantor) (Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 21 day of July, 2015, by Timothy F. Kendrick and Rhonda L. Kendrick, husband and wife

Signature of Notary Public

My Commission Number 19 2016

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Legal Description –
Timothy and Rhonda Kendrick

~~Parcel No. 1~~

~~The Southwest Quarter of the Northeast Quarter of Section 7, Township 92 North, Range 4, West of the 5th P.M., Clayton County, Iowa, EXCEPT the East 4 rods of the Southeast Quarter of the Northeast Quarter and a tract of land commencing at a point 4 rods west of the southeast corner of said Southwest Quarter of the Northeast Quarter, thence Westerly along the section line 10 rods, thence northerly and parallel to the section line 8 rods, thence easterly and parallel to the section line 10 rods, thence southerly to the point of beginning, of Section 7, Township 92 North, Range 4, West of the 5th P.M., Clayton County, Iowa. Subject to a perpetual easement for ingress and egress as conveyed by Warranty Deed recorded in Book 334, Deeds, Page 511.~~

Parcel No. 2
The West Eight-eight (88) feet of Lots Seven (7) and Eight (8), Block Two (2), Densmore's Addition to Edgewood, Iowa, Delaware County, Iowa.