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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SNV

Prepared by/return to: Jessica A. Doro P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Address tax statement: Janet E. Smith, 999 44th St. Suite 1000, Marion, IA 52302-3803

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, BARRY B. SMITH and JANET E. SMITH, husband and wife, do hereby convey to JANET E. SMITH, TRUSTEE OF THE JANET E. SMITH REVOCABLE TRUST U/D/O October 22, 2015 the following described real estate in Delaware County, Iowa:

SEE EXHIBIT "A"

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This deed is exempt from transfer tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantors do hereby covenant with Grantee, 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 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.

STATE OF IOWA,

ss.

COUNTY OF LINN

This instrument was acknowledged before me on December 9th, 2015, by BARRY B. SMITH and JANET E. SMITH, husband and wife.

(Print Name) Jessica A. Doro
Notary Public in and for said State

Dated: December 9, 2015

Barry B. Smith
BARRY B. SMITH

Janet E. Smith
JANET E. SMITH

NOTARIAL SEAL IOWA
JESSICA A. DORO
Commission Number 743188
My Commission Expires
10-3-18

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EXHIBIT "A"

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), AND THIRTEEN (13), BLOCK EIGHT (8), EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK EIGHT (8) AND RUNNING THENCE EAST ONE HUNDRED (100.00) FEET, THENCE SOUTH SIXTY-SIX (66.0) FEET, THENCE WEST ONE HUNDRED (100.0) FEET, THENCE NORTH SIXTY-SIX (66.0) FEET TO THE POINT OF BEGINNING; AND ALSO ALL OF THE ALLEY IN SAID BLOCK EIGHT (8) LYING BETWEEN THE EAST LINE OF WASHINGTON STREET AND THE WEST LINE OF ADAMS STREET AND THE NORTH ONE-HALF (N ½) OF LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4), BLOCK NINE (9), ALL IN RYAN, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 PLATS, PAGE 42.