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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

EJJ

Prepared by/Return to
Maureen G. Kenney, Bradley & Riley PC
P.O. Box 2804
Cedar Rapids, IA 52406-2804
(319)363-0101
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Address tax statement: Virginia Von Talge, 1841 210th Avenue, Manchester, IA 52057

WARRANTY DEED

In consideration of ten dollars and other valuable consideration, VIRGINIA L. VON TALGE, a single person, does hereby transfer and convey to VIRGINIA L. VON TALGE, TRUSTEE OF THE VIRGINIA L. VON TALGE CHARITABLE REMAINDER ANNUITY TRUST, an undivided Eighty Percent (80%) interest in real estate located in Delaware County, Iowa legally described as follows:

SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4), SECTION 14-89-5 EXCLUDING PARCEL A AS SHOWN IN THE PLAT OF SURVEY FILED ON APRIL 12, 2011 IN BOOK 2011, PAGE 1225, OF THE DELAWARE COUNTY RECORDER

Exempt from Transfer Tax and from filing Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

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.

The Grantors do hereby covenant with Grantees, and successors in interest, that they have lawful authority to transfer and convey the real estate; that Grantors hold title to the real estate in fee simple; and that the real estate is free and clear of all liens and encumbrances, except as may be stated above. **Grantors do further hereby covenant with Grantees, and successors in interest, to warrant title and defend the real estate against the lawful claims of all persons or entities except as may be stated above.** Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

State of Iowa,

ss.

County of Linn.

This instrument was acknowledged before me on this 18th day of August, 2016, by VIRGINIA L. VON TALGE, a single person.

Maureen G. Kenney
Notary Public in and for Said State

MAUREEN G. KENNEY
Commission Number 176263
My Commission Expires
10/03/2018

Dated: August 18, 2016

Virginia L. Von Talge
VIRGINIA L. VON TALGE, Grantor

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