Recorded: 12/11/2019 at 8:54:12.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3498

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Jon M McCright, PO Box 2457 Cedar Rapids, Iowa 52403
Phone: (319) 365-9101

Taxpayer Information: (name and complete address)
Max Anderson, 26202 208th Avenue, Delhi, IA 52223

Return Document To: (name and complete address)
Max Anderson, 26202 208th Avenue, Delhi, IA 52223

Grantors:
Vonda L. Anderson

Grantees:
Max V. Anderson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Vonda L. Anderson, a married person does hereby Convey to Max V. Anderson, a married person the following described real estate in Delaware County, Iowa:

An undivided one-half interest in the real estate described in the attached Exhibit A

This deed is exempt according to Iowa Code 428A.2(11).

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: December 3, 2019

Vonda L. Anderson
By Teri S. Tyler, POA
Vonda L. Anderson (Grantor)
By Teri S. Tyler, Attorney-in-fact

STATE OF **IOWA**, COUNTY OF **LINN**

This record was acknowledged before me on December 3, 2019, by Vonda L. Anderson, by Teri S. Tyler, Attorney in Fact.

Roberta A. McCright
Signature of Notary Public

ROBERTA A. McCRIGHT
Commission Number 160802
My Commission Expires
2-28-21

All that land lying southerly and southwesterly of Lot #30 in "Chair-View" "Acres", at Delhi, Iowa - within the extensions of the westerly and easterly sides of said Lot, which is part of that property described in Book #96, Page #176, in the office of the County Recorder of Delaware County, Iowa, On October 3, 1974, extending into Lake and to the center of Maquoketa River. Property as originally purchased from Lake Delhi Recreation Association as signed September 9, 1974, covered by final check #8661 dated September 9, 1974, as recorded File #175-727, as Recording Fee $4.50 & Transfer Fee $5.00 Book #96, Page #176, 10-3-74, by Delaware County Recorder, Joan Sheppard, per. L.D. This deed is subject to the following covenants: Same is subject to the existing flood plain rights and the grantees shall hold the grantors harmless with regard to flooding of the property conveyed.