Recorded: 12/11/2019 at 2:39:58.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3513

| This Document Prepared By: | After Recording, Mail To: | Mail Tax Statements To: |
|---|---|---|
| Mary Tunakan<br>Creative Planning Legal, P.A.<br>5454 W. 110th Street<br>Overland, Kansas 66211<br>913 327 9455 | BreAnne Watts<br>Creative Planning Legal, P.A.<br>5454 W. 110th Street<br>Overland, Kansas 66211 | John & Carol Halloran<br>2415 N. Union Road<br>Cedar Falls, IA 50613 |

# WARRANTY DEED

THIS DEED, is made and entered into this 27th day of Nov., 2019, by and between **JOHN I. HALLORAN and CAROL A. HALLORAN**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, Grantors, of Black Hawk County, State of Iowa, and **JOHN HALLORAN and CAROL ANNE HALLORAN, as trustees of the HALLORAN TRUST dated** Nov. 27, 2019, Grantee, of Black Hawk County, State of Iowa.

Grantee's mailing address: 2415 N. Union Road, Cedar Falls, IA 50613
Mail Tax Statements to: 2415 N. Union Road, Cedar Falls, IA 50613

WITNESSETH, That the Grantors, for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, do by these presents, CONVEY AND WARRANT unto the Grantee, the following described real estate, situated in the County of Delaware, State of Iowa, to-wit:

**The North one-half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23), Township Eighty-nine (89) North, Range Six (6), West of the Fifth P.M.**

Subject to all easements, restrictions, reservations and covenants, if any, now of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day and year first above written.

JOHN I. HALLORAN

CAROL A. HALLORAN

**STATE OF IOWA** )
) **SS:**
**COUNTY OF** Black Hawk )

On this 27th day of November, 2019, before me personally appeared JOHN I. HALLORAN and CAROL A. HALLORAN, to me known to be the persons who executed the foregoing instrument and acknowledged the execution of the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cedar Falls, Iowa, the day and year first above written.

NOTARIAL SEAL IOWA
TYLER J. GOSNELL
Commission No.805372
My Commission Expires
July 17, 2020

Notary Public

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