Recorded: 1/15/2020 at 11:21:08.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $5.63
Combined Fee: $27.63
Revenue Tax: $119.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 127

Prepared by/ Return to: Mark R. Van Heukelom, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804, (319) 363-0101, FAX (319) 363-9824

Address tax statement: Kathy J. Dirks & Jamey Dirks, 1915 Northbrook Dr. NE, Cedar Rapids IA 52402

WARRANTY DEED
(IN FULFILLMENT OF CONTRACT)

For the consideration of Ten Dollars ($10.00) and other valuable consideration, Diane E. Russell and Kathy J. Dirks, Co-Executors of the Shirley A. Steuri Estate, do hereby convey to Kathy J. Dirks and Jamey Dirks, wife and husband, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

LOT ONE (1) OF THE SURVEY AND PLAT OF PART OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL ¼) OF SECTION THREE (3), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE THREE (3), WEST OF THE FIFTH PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED IN BOOK 3 PLATS, PAGE 6.

and

LOT TWO (2) OF THE SURVEY AND PLAT OF PART OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL ¼) OF SECTION THREE (3), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE THREE (3), WEST OF THE FIFTH PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED IN BOOK 3 PLATS, PAGE 6.

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 given in satisfaction of the Real Estate Contract for the sale of the above-described property dated June 15, 2015, and filed on March 8, 2016 in Book 2016 at Page 590, of the records of the Delaware County, Iowa, Recorder. Notwithstanding any express or implied warranties

This Deed is exempt from filing Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.4(2).

This Deed was prepared 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.

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: January 13th, 2020.

SHIRLEY A. STEURI ESTATE

BY: Kathy J. Dirks
Kathy J. Dirks, Co-Executor

STATE OF IOWA)
) ss:
COUNTY OF Jone)

This instrument was acknowledged before me on January 13, 2020 by Kathy J. Dirks in her capacity as Co-Executor of the Shirley A. Steuri Estate.

NOTARIAL SEAL IOWA
CHERYL PETERS
Commission Number 197212
My Commission Expires
7-2-22

Cheryl Peters
Notary Public in and for said State

Dated: January 10, 2020.

SHIRLEY A. STEURI ESTATE

BY: Diane E. Russell
Diane E. Russell, Co-Executor

STATE OF WASHINGTON)
) ss:
COUNTY OF King)

This instrument was acknowledged before me on January 10, 2020 by Diane E. Russell in her capacity as Co-Executor of the Shirley A. Steuri Estate.

Deborah A. Minas
Notary Public in and for said State

DEBORAH ANN MINAS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 10, 2020