Book 2020 Page 2597
Document 2020 2597 Type 03 001 Pages 3
Date 8/04/2020 Time 10:14:23AM
Rec Amt $17.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

RECORDER'S COVER SHEET

Preparer Information:	Michael O. McDermott, Shuttleworth & Ingersoll, PLC., P.O. Box 2107, Cedar Rapids, IA 52406-2107; Telephone: (319) 365-9461
Taxpayer Information:	Thomas P. McDonald, 3117 200th Avenue, Hopkinton, IA 52237
Return Address:	Michael O. McDermott, Shuttleworth & Ingersoll, PLC., P.O. Box 2107, Cedar Rapids, IA 52406-2107; Telephone: (319) 365-9461
Grantor:	Dorrance B. McDonald and Emogene A. McDonald
Grantee:	Thomas P. McDonald
Legal Description:	See Exhibit A – page 3 attached
Document or instrument number if applicable:	Warranty Deed

WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other valuable consideration, DORRANCE B. MCDONALD and EMOGENE A. MCDONALD, husband and wife, hereby convey to THOMAS P. MCDONALD, a married man, the following described real estate situated in Delaware County, Iowa:

> See description on Exhibit A attached hereto and by this reference incorporated herein.
>
> Subject, nevertheless, to (i) all conditions, covenants, easements and restrictions of record, and (ii) to a life estate interest reserved by each of the Grantors to receive the owner's share of the net income from the lease or operation of the land for farming purposes during the natural life of each Grantor and the life of the survivor of the Grantors.
>
> This conveyance represents a Deed between parents and a child without actual consideration, and is, therefore, not subject to the tax on transfers pursuant to the provisions of Section 428A.2(11) of the Iowa Code. As an exempt transfer, no Declaration of Value form is required and no Groundwater Hazard Statement is required.

The Grantors covenant with Grantee and successors in interest that the Grantors hold the above 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 stated above; and the Grantors covenant to warrant and defend the above real estate against the lawful claims of all persons, except as may be stated above. Each of the undersigned relinquishes all rights of dower, homestead and distributive share in and to the above real estate.

Words and phrases herein, including acknowledgment, shall be construed as in the singular or the plural number, and as masculine or feminine gender, according to context.

Dated July 27th, 2020.

STATE OF IOWA, COUNTY OF Delaware :ss

On this 27th day of July, 2020, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dorrance B. McDonald and Emogene A. McDonald, husband and wife, to me known to be the identical persons named in who executed the foregoing Deed and acknowledge that they executed the Deed as their voluntary and deed.

Carolyn Klein
Notary Public in and for the State of Iowa

Dorrance B. McDonald

Emogene A. McDonald

NOTARIAL SEAL IOWA
CAROLYN KLEIN
Commission Number 790809
My Commission Expires
07-01-2021

EXHIBIT A

The following described real estate situated in Delaware County, Iowa:

(a) S 1/2 NW 1/4 of Section 12, Township 87 North, Range 6 West of the 5th P.M., Delaware County, Iowa

and

(b) The North Twenty-Four and One-Half (24 1/2) acres of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Eighty-Seven (87) North, Range Six (6), West of the Fifth P.M., also that parcel described as commencing at the Southeast corner of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4), and running thence North Thirty-Two (32) rods, thence West Twenty (20) rods, thence South Thirty-Two (32) rods, thence East Twenty (20) rods to the point of beginning, except the West Three Hundred Four (304) feet of the East Three Hundred Thirty (330) feet of the South One Hundred Fifty-Three (153) feet thereof, Delaware County, Iowa.