Recorded: 9/1/2020 at 1:47:05.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $111.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2971

Prepared by: Ann M. Klostermann McCrea
Nazette, Marner, Nathanson, Shea
615 – 2nd Street SW
Cedar Rapids, Iowa 52404
Telephone: 319-366-1000
Facsimile: 319-313-7849

Return to/Taxpayer Address:
Denisa Louise Fountain Revocable Trust
3630 2nd Avenue SW
Cedar Rapids, IA 52404

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable consideration Reid Kuhlman and Jane Kuhlman, husband and wife, do hereby convey to the Denisa Louise Fountain Revocable Trust, the following described real estate in Delaware County, Iowa:

Lot Eleven (11) of The Village – Third Addition A Re-Subdivision of Lots 1, 2, & 3 Of The Village – First Addition Part Of The SW ¼ - Sec. 19, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to the plat recorded in Book 2015, Page 2287

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

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. The undersigned hereby relinquish 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: 8-31-2020, ~~2019~~

Reid Kuhlman

Jane Kuhlman

STATE OF IOWA)
) SS:
COUNTY OF LINN)

This document was acknowledged before me on this 31 day of August, 2020, by REID KUHLMAN, a married person.



Notary Public in and for State of Iowa

STATE OF IOWA)
) SS:
COUNTY OF LINN)

This document was acknowledged before me on this 31 day of August, 2020, by JANE KUHLMAN, a married person.



Notary Public in and for State of Iowa