Recorded: 11/16/2020 at 11:50:10.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.41
Combined Fee: $25.41
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4196

Prepared by: Travis J. Schroeder, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Glen and Mikha Mormann: 1353 310th Ave., New Vienna, IA 52065

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **GLEN A. MORMANN** also known as Glen Mormann and **MIKHA M. MORMANN** also known as Mikha Mormann, husband and wife, do hereby convey an undivided one-half interest to **GLEN A. MORMANN, AS TRUSTEE OF THE GLEN A. MORMANN REVOCABLE TRUST DATED NOVEMBER 13, 2020**, as it may be amended from time to time, and an undivided one-half interest to **MIKHA M. MORMANN, AS TRUSTEE OF THE MIKHA M. MORMANN REVOCABLE TRUST DATED NOVEMBER 13, 2020,** as it may be amended from time to time, as tenants in common, in and to the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

together with and subject to easements, covenants, conditions and restrictions of record.

Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

This deed represents a transfer of real estate for consideration less than $500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

This deed was prepared at the request of the grantors, without the benefit of a title search. The preparer of this deed assumes no liability for 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: November 13, 2020

GLEN A. MORMANN

MIKHA M. MORMANN

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 13th day of November, 2020, by **GLEN A. MORMANN** and **MIKHA M. MORMANN**, husband and wife.

TRAVIS J. SCHROEDER
Commission Number 759742
My Commission Expires
August 25, 2021

Notary Public in and for said State
My Commission Expires: 8-25-2021

EXHIBIT "A"
LEGAL DESCRIPTION

The South ½ of the SE ¼ of Section 16 and the South ½ of the SW ¼ of Section 15 except that part described as commencing at the SE corner thereof and running thence North 80 rods to the NE corner of said South ½ of SW ¼; thence West 7 rods; thence in a SE-ly direction to point of beginning; and a strip of land off from the South side of the NE ¼ of the SW ¼ of Section 15 commencing at a point 7 rods West of the SE corner of said 40 acres, thence North 6 feet, thence in a W-ly direction to a point 7 rods and 2 feet North of the SW corner of said 40 acres, thence South 7 rods and 2 feet to the SW corner, thence East on and along the line to beginning, all in Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, (subject to easements to Delaware County, Iowa, for road purposes over a tract .788 of an acre recorded in Book 66 on Page 227 and Book 66 on Page 236 of the records of the Delaware County Recorder), containing 160 acres, more or less.