Book 2020 Page 4798

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/Return to: DLW
Maureen A. Gronstal, Bradley & Riley PC
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Address tax statement: Allyn and Ilona Durey, 2343 140th Avenue, Manchester, IA 52057

WARRANTY DEED

In consideration of ten dollars and other valuable consideration, ILONA F. DUREY and ALLYN R. DUREY, a married couple, hereby transfer and convey to ALLYN R. DUREY and ILONA F. DUREY, TRUSTEES OF THE DUREY FAMILY REVOCABLE TRUST U/D/O DECEMBER 22, 2020, the following described real estate in Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A"

Exempt from Transfer Tax and from filing Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

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.

Allyn R. Durey joins in this deed for the purpose of relinquishing all homestead, dower, and other marital rights.

The Grantors do hereby covenant with Grantees, and successors in interest, that they have lawful authority to transfer and convey the real estate; that Grantors hold title to the real estate in fee simple; and that the real estate is free and clear of all liens and encumbrances, except as may be stated above. **Grantors do further hereby covenant with Grantees, and successors in interest, to warrant title and defend the real estate against the lawful claims of all persons or entities except as may be stated above.** Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

STATE OF IOWA,

ss.

COUNTY OF LINN

This instrument was acknowledged before me on December 22, 2020, by ILONA F. DUREY and ALLYN R. DUREY, a married couple.

Maureen A. Gronstal

(Print Name) Maureen A. Gronstal

Dated: December 22, 2020

Ilona F. Durey
ILONA F. DUREY

Allyn Durey
ALLYN R. DUREY

MAUREEN A. GRONSTAL
Commission Number 176263
My Commission Expires October 3, 2021
Iowa
NOTARIAL SEAL

{02940954.DOC} © Bradley & Riley PC 2003

EXHIBIT "A"

THE SOUTHWEST QUARTER (SW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4), ALL IN SECTION ELEVEN (11), TOWNSHIP EIGHTY-EIGHT (88) NORTH, RANGE SIX (6), WEST OF THE FIFTH PRINCIPAL MERIDIAN **EXCLUDING** EXCLUDING THE WEST 28 3/8 RODS OF THE SOUTH 14 3/16 RODS IN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

THE ABOVE REAL ESTATE IS SUBJECT TO A REAL ESTATE INSTALLMENT CONTRACT UNDER WHICH ILONA F. DUREY IS THE BUYER AND JOHN L. SWANSON (DECEASED) AND UNA MAE SWANSON ARE THE SELLERS DATED MARCH 5, 1981 AND RECORDED ON JUNE 15, 1981, AT BOOK 109, PAGE 289 AND AS AMENDED BY AMENDMENT FILED MARCH 17, 1986 IN BOOK 118, 213 AND AMENDMENT FILED FEBRUARY 27, 2007 IN BOOK 2007, PAGE 550 AND AMENDMENT FILED MAY 4, 2016 IN BOOK 2016 PAGE 1132, ALL IN THE RECORDS OF THE DELAWARE COUNTY, IOWA RECORDER