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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARER: Nick Strittmatter 123 East First Street PO Box 229 Monticello,IA 52310 Ph 319-465-3531
TAX INFO: John and Joanne Timm, 3203 Jones-Delaware Road, Monticello, IA 52310
RETURN TO: Preparer

WARRANTY DEED

For the consideration of one dollar ($1.00)---------- and other valuable consideration, JOHN D. TIMM and JOANNE F. TIMM, husband and wife, do hereby convey to JOHN D. TIMM AND JOANNE F. TIMM REVOCABLE TRUST dated September 23, 2020, the following described real estate in Delaware County, Iowa:

The NW 1/4 NW 1/4 of Section 35 and the E 1/4 NE 1/4 of Section 34, all in Township 87 North, Range 3, West of the 5th P.M;

And permanent easement rights and rights of ingress and egress over the following described property, in Delaware County, Iowa, to-wit:

The West two (2) rods of the SW1/4 and the South One (1) rod of The West One (1) rod of the SW1/4 of the NW1/4 of Section 35, Township 87, North, Range 3, West of the 5th P.M.

(This Deed is given for title purposes only without actual consideration, and therefore no Revenue Stamps, Groundwater Hazard Statement, or Declaration of Value is required pursuant to Iowa Code 428A.2(21).)

Grantors do hereby covenant with grantee, and successors-in-interest, that grantors hold the real estate by title in fee simple; that grantors 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 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: February 11, 2021.

JOHN D. TIMM **(Grantor)** **JOANNE F. TIMM** **(Grantor)**

STATE OF IOWA, COUNTY OF JONES, §

On this 11th day of February, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN D. TIMM and JOANNE F. TIMM, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

NOTARIAL SEAL IOWA

N. L. STRITTMATTER
Commission Number 111429
My Commission Expires
4-5-21

N.L. STRITTMATTER **Notary Public**