Recorded: 3/7/2022 at 11:37:19.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 773

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, Iowa 50644
Taxpayer: John R. Rave Revocable Trust, 1301 160th Ave., Strawberry Point, IA 52076
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, John R. Rave and Carol McMahon Rave a/k/a Carol E. McMahon Rave, husband and wife, do hereby Convey an **undivided one-half interest** to the John R. Rave Revocable Trust and **an undivided one-half interest** to the Carol E. McMahon-Rave Revocable Trust, the following described real estate in Delaware County, Iowa:

The West fractional one-half (Wfr ½) of the Northwest Quarter (NW ¼) of Section Nineteen (19), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., and the East one-half (E ½) of the Northeast Quarter (NE ¼) of Section Twenty-Four (24), Township Ninety (90) North, Range Six (6), West of the Fifth P.M.

*This deed is exempt according to Iowa Code 428A.2(21).

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. Each of the undersigned hereby relinquishes 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: March 7, 2022.

John R. Rave, Grantor

Carol E. McMahon-Rave, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on March 7, 2022, by John R. Rave and Carol McMahon Rave a/k/a Carol E. McMahon-Rave, husband and wife.

STEPHANIE SAILER
Notarial Seal - Iowa
Commission Number 792943
My Commission Expires Oct 29, 2024

Signature of Notary Public