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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $63.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Dean A. Spine Bradley & Riley PC Cedar Rapids, IA 52406-2804 P.O. Box 2804
(319) 363-0101 FAX (319) 363-9824

Return to/Address tax statement: Griselda Venegas and Ramiro Cortes, 327 2nd Ave. SW, Dyersville, IA 52040

TRUSTEE WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, BARRY B. SMITH, TRUSTEE OF THE BARRY B. SMITH REVOCABLE TRUST U/D/O October 22, 2015, does hereby transfer and convey to GRISELDA VENEGAS and RAMIRO CORTES, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate located in Delaware County, Iowa:

THAT PART OF LOT K OF IOWA LAND COMPANY'S SUBDIVISION OF PART OF MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 4 L.D., PAGES 514-515, DESCRIBED AS COMMENCING AT A POINT EIGHTY SEVEN (87) FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT K, THENCE RUNNING SOUTH ONE HUNDRED TWENTY FIVE (125) FEET TO A POINT ABOUT EIGHTY SIX (86) FEET AND SIX (6) INCHES FROM THE EAST LINE OF SAID LOT K, THENCE WEST SIXTY SIX (66) FEET THENCE NORTH ONE HUNDRED TWENTY FIVE (125) FEET TO THE NORTH LINE OF SAID LOT K, THENCE EAST SIXTY SIX (66) FEET TO THE POINT OF BEGINNING.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code §558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

The Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above

stated; and Grantor covenants to warrant and defend the real estate against lawful claims of all persons, except as may be above stated.

The Grantor further warrants to the Grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Trustee to the Grantee is effective and rightful; and that the Trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: November 29, 2022

By: _____
BARRY B. SMITH, Trustee

STATE OF Iowa, COUNTY OF Linn, ss:

This instrument was acknowledged before me on November 29, 2022, by BARRY B. SMITH, TRUSTEE OF THE BARRY B. SMITH REVOCABLE TRUST U/D/O October 22, 2015.

_____
Notary Public in and for said State

NOTARIAL SEAL IOWA
KATIE JEAN KEILHOLTZ
Commission Number 838539
My Commission Expires
April 6, 2025