Recorded: 2/23/2017 at 11:33:47.0 AM
Fee Amount: $12.00
Revenue Tax: $143.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 537

Rev Stamp #65 DOV# 58

Entered for taxation 23rd day
of February A D 2017
Carla K. Becker, Auditor
By D. Hildebrand, Deputy

WARRANTY DEED

Return to: Dylan Clinton, 101 E. Lincoln St., Edgewood, IA 52042
Preparer: Kimberly Lange, PO Box 10, Edgewood, IA 52042, Phone: (563) 928-7099
Taxpayer: Dylan Clinton, 101 E. Lincoln St., Edgewood, IA 52042

For the consideration of $90,000.00 Dollar(s) and other valuable consideration, Cain E. Brady and Michelle L. Brady, husband and wife do hereby Convey to Dylan R. Clinton, single the following described real estate in Delaware County, Iowa: Lots Five (5) and Six (6), Block Four (4), Gifford's Addition to Edgewood, according to plat recorded in Book 1 Plats, Page 6.

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 on February 17, 2017

Cain E. Brady (Grantor)

Michelle L. Brady (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 17, 2017, by Cain E. Brady and Michelle L. Brady.

KRISTEN M. ARTHUR
Commission Number 758045
My Commission Expires
4-22-18

Signature of Notary Public

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