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of July AD 2017
Cedar K. Backes, Auditor
By D. Hildebrand, Deputy

Book 2017 Page 1879

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FFMBK

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
Blake O'Connell, 612 Prospect St, Manchester, Iowa 52057

Return Document To: (name and complete address)
Blake O'Connell, 612 Prospect St, Manchester, Iowa 52057

Grantors:
Joan J. Clark

Grantees:
Blake O'Connell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Joan J. Clark, a single person do hereby Convey to Blake O'Connell, a single person the following described real estate in Delaware County, Iowa:

> Lot Four (4) and the West sixty six (66) feet of the East three hundred forty one and two-tenths (341.2) feet of Lot Nine (9) of Hawker's First Addition to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 78 and Resurvey recorded in Book 2 Plats, Page 145.

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: July 7, 2017.

Joan J. Clark

Joan J. Clark (Grantor)

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on July 7, 2017 by Joan J. Clark, by Joan J. Clark, a single person.

Teresa J. Greve

Signature of Notary Public

NOTARIAL SEAL IOWA

Teresa J. Greve
COMMISSION # 142426
My Commission Expires
02-19-2020