E.J. American Equity
1190 Twixt Town Rd NE
Cedar Rapids, IA 52402

Book 2017 Page 2543

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 15th day
of September A D 2017
Carla K. Booker, Auditor
By [illegible], Deputy

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)
Jeremy J. Sands, 706 Charles Street, Delhi, Iowa 52223

Return Document To: (name and complete address)
Jeremy J. Sands, 706 Charles Street, Delhi, Iowa 52223

Grantors:
Russell C. Johnson

Grantees:
Jeremy J. Sands

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $75,000.00 Dollar(s) and other valuable consideration, Russell C. Johnson, a single person do hereby Convey to Jeremy J. Sands the following described real estate in Delaware County, Iowa:

> Lot Nine (9), Block (8), Hobbs Addition to Delhi, Iowa, according to plat recorded in Book D L.D., Pages 516-517; and the East four (4) rods of that part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Seventeen (17), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M. described as commencing at a point thirty two (32) rods and five (5) links South of the Northwest corner of said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), thence East forty (40) rods, thence South nine (9) rods, thence West forty (40) rods, thence North nine (9) rods to the point of beginning.

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: Aug 23 2017.

Russell C. Johnson (Grantor)

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

This record was acknowledged before me on Aug 23 2017, by Russell C. Johnson, a single person.

Tammy Cox
Notary Public, State of Utah
Commission # 670773
My Commission Expires
October 1, 2017

Signature of Notary Public