Recorded: 4/6/2018 at 3:39:20.0 PM
Fee Amount: $17.00
Revenue Tax: $183.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 880
Rev Stamp #108 DOV# 122

Entered for taxation 6th day
of April A D 2018
Carlah Bachar, Auditor
By [illegible] Deputy

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: (name and complete address)
Nicole M. Zitelman, 728 E Butler Street, Manchester, IA 52057

Return Document To: (name and complete address)
Nicole M. Zitelman, 728 E Butler Street, Manchester, IA 52057

Grantors:
Michaela A. ~~Mongahan~~ Monaghan

Grantees:
Nicole M. Zitelman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $115,000.00 Dollar(s) and other valuable consideration, Michaela A. Monaghan, a single person do hereby Convey to Nicole M. Zitelman, a single person, the following described real estate in Delaware County, Iowa:

> The South one-half (S½) of Lot Fourteen (14), except the West one hundred forty one (141.0) feet thereof, of Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages 484-485.

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: April 2, 2018.

Michaela A Monaghan
Michaela A. Monaghan (Grantor)
Monaghan

STATE OF **IOWA**, COUNTY OF Delaware
This record was acknowledged before me on April 2, 2018, by Michaela A. Monaghan.

Mary Kay Starks
Signature of Notary Public

NOTARIAL SEAL IOWA
MARY KAY STARKS
COMMISSION NUMBER 773649
MY COMMISSION EXPIRES
June 29, 2018