Entered for taxation 30th day
of April A D 2018
Carla K. Becher, Auditor
By S. Hildebrand, Deputy

Recorded: 4/27/2018 at 4:25:45.0 PM
Fee Amount: $17.00
Revenue Tax: $119.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 1106

Rev Stamp# 138 DOV# 153

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Justin Vorwald, 132 South Main Street, P.O. Box 306, Elkader, IA 52043, Phone: (563) 245-1722

Taxpayer Information: (Name and complete address)
Mr. Ryan P. Juran, 105 E. Lincoln Street, Edgewood, IA 52042

Return Document To: (Name and complete address)
Mr. Ryan P. Juran, 105 E. Lincoln Street, Edgewood, IA 52042

Grantors:
Cody D. Schroeder

Grantees:
Ryan P. Juran

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of one and no/100 Dollar(s) and other valuable consideration, Cody D. Schroeder, single do hereby Convey to Ryan P. Juran, single the following described real estate in Delaware County, Iowa: The West Forty (40.0) feet of Lot Two (2), Block Four (4), Gifford's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 6, also that part of the alley in said Lot Four (4) which lies immediatley South of the hereinbefore described premises.

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 4-26-18.

Cody D Schroeder
Cody D. Schroeder (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on April 26, 2018, by Cody D. Schroeder.

LISA ANNE MAIERS
Commission Number 177511
My Commission Expires
1-19-19

Lisa Anne Maiers
Signature of Notary Public

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