Recorded: 6/6/2018 at 11:26:32.0 AM
Fee Amount: $12.00
Revenue Tax: $244.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 1557
Rev Stamp #209 DOV #236

Entered for taxation 8th day
of June A D 2018
Carla K. Becker, Auditor
By P. Hildebrand, Deputy

WARRANTY DEED

Return to: Zachary A. Ward, 3078 120th Avenue, Ryan, IA 52330
Preparer: Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164
Taxpayer: Zachary A. Ward, 3078 120th Avenue, Ryan, IA 52330

For the consideration of $153,000.00 Dollar(s) and other valuable consideration, Elaine A. Schwarzhoff, a single person do hereby Convey to Zachary A. Ward the following described real estate in Delaware County, Iowa: Lots Six (6) and Seven (7) and the Southwesterly one-half (SWly 1/2) of Lot Five (5) of the Plat of Block One (1) of "Coach House Estates" in Coffins Grove Township, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 155; same being a part of the West one-half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty Three (23), Township Eighty Nine (89) North, Range Six (6), West of the Fifth Principal Meridian,

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 June 5 2018

Elaine A. Schwarzhoff (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DELAWARE~~ LINN

This record was acknowledged before me on June 1, 2018, by Elaine A. Schwarzhoff.

KIMBERLY KRAY
Commission Number 721699
My Commission Expires 4-1-2021

Kimberly Kray
Signature of Notary Public

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