Recorded: 8/19/2019 at 8:27:49.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $342.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2223

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Chad Michael Sullivan and Sara Jean Sullivan, 136 Winslow Drive, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Chad Michael Sullivan and Sara Jean Sullivan, 136 Winslow Drive, Manchester, Iowa 52057

Grantors:
William McDermott
a/k/a William J. McDermott

Grantees:
Chad Michael Sullivan
Sara Jean Sullivan

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $214,500.00 Dollar(s) and other valuable consideration, William McDermott a/k/a William J. McDermott, a single person do hereby Convey to Chad Michael Sullivan and Sara Jean Sullivan, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: Lot Forty One (41) and the West five (5) feet of Lot Thirty One (31) of Northtown Estates Subdivision of part of the North one-half (N½) of the Southeast Quarter (SE¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 13.

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 August 12, 2019

William McDermott(Grantor)
a/k/a William J. McDermott

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 12, 2019, by William McDermott a/k/a William J. McDermott

Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/18/20

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