Recorded: 8/20/2019 at 10:19:08.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $479.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2255

Prepared by: Ann M. Klostermann McCrea
Nazette, Marner, Nathanson, Shea
615 – 2nd Street SW
Cedar Rapids, Iowa 52404
Telephone: 319-366-1000
Facsimile: 319-313-7849

Return to/Taxpayer Address:
Christopher J. Cooper
2958 – 110th Avenue
Masonville, Iowa 50654

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable consideration Joseph VanDerHart and Rachel VanDerHart, husband and wife, do hereby convey to Christopher J. Cooper, a single person, the following described real estate in Delaware County, Iowa:

The North Six Hundred Seventy Nine (679) Feet of the West Four Hundred Ninety Two (492) Feet of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Eight (8), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., Delaware County, Iowa

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

Grantors do hereby covenant with grantee, 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. The undersigned hereby relinquish 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: July 29, 2019

Joseph VanDerHart

Rachel VanDerHart

STATE OF ARIZONA)
) SS:
COUNTY OF _____)

SEE ATTACHED FORM FOR NOTARY CERTIFICATE

This document was acknowledged before me on this ___ day of July, 2019, by JOSEPH VANDERHART, a married person.

Notary Public in and for State of Arizona

STATE OF ARIZONA)
) SS:
COUNTY OF _____)

This document was acknowledged before me on this ___ day of July, 2019, by RACHEL VANDERHART, a married person.

Notary Public in and for State of Arizona

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Luis Obispo)

On July 29, 2019 before me, M. White, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Joseph Van Derhart and
Name(s) of Signer(s)
Rachel VanDerhart,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

M. WHITE
Notary Public – California
San Luis Obispo County
Commission # 2201106
My Comm. Expires Jul 4, 2021

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 7/29/19
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____