Recorded: 8/29/2019 at 2:57:24.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $71.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2365

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
Mathias O. Goodale, 2875 Argyle St, Dubuque, Iowa 52001

Return Document To: (name and complete address)
Mathias O. Goodale, 2875 Argyle St, Dubuque, Iowa 52001

Grantors:
Kenneth Flickinger and
Mary Flickinger

Grantees:
Mathias O. Goodale

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $45,000.00 Dollar(s) and other valuable consideration, Kenneth Flickinger and Mary Flickinger, husband and wife, do hereby Convey to Mathias O. Goodale the following described real estate in Delaware County, Iowa:

> Lot One (1) of First Addition to C. First's Addition, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 59.

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: August 29, 2019.

Kenneth Flickinger (Grantor)

Mary Flickinger (Grantor)

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on August 29, 2019, by Kenneth Flickinger and Mary Flickinger, husband and wife.

Signature of Notary Public

NOTARIAL SEAL IOWA
MARY KAY STARKS
Commission Number 773649
My Commission Expires
June 29, 2021