Recorded: 9/9/2019 at 10:26:36.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $144.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2443

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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)
Diane M. Alden, 133 Prospect Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Diane M. Alden, 133 Prospect Street, Manchester, Iowa 52057

Grantors:
Rose Marie Kehrli

Grantees:
Diane M. Alden

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $91,000.00 Dollar(s) and other valuable consideration, Rose Marie Kehrli, a single person do hereby Convey to Diane M. Alden the following described real estate in Delaware County, Iowa: That part of Lot Nineteen (19) of Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, described as commencing at a point on Prospect Street that is five (5.0) feet East of the Northwest corner of said Lot Nineteen (19), thence East on Prospect Street sixty five (65.0) feet, thence South parallel with the East line of said lot one hundred (100.0) feet, thence West parallel with the North line of said lot sixty five (65.0) feet, thence North of the point of beginning.

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 27, 2019.

Rose Marie Kehrli

Rose Marie Kehrli (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 27, 2019, by Rose Marie Kehrli.

Debra Gassman

Signature of Notary Public

DEBRA GASSMAN
Commission Number 742004
My Comm. Exp. 9-20-21

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