Recorded: 9/20/2019 at 11:07:03.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $191.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2581

WARRANTY DEED

Return to: Nicholas M. Down, 152 Delhi Road, Manchester, Iowa 52057
Taxpayer: Nicholas M. Down, 152 Delhi Road, Manchester, Iowa 52057
Preparer: Timothy T. Schloss, 118 West Mission Street, PO Box 560, Strawberry Point, Iowa 52076, Phone: (563) 933-2029

For the consideration of - - - One and 00/00- - - Dollar(s) and other valuable consideration, Timothy J. McGreal and Amanda S. McGreal, Husband and Wife do hereby Convey to Nicholas M. Downs, Single the following described real estate in Delaware County, Iowa:

Lot Nine (9) and the Northwesterly one-half (NWly1/2) of Lot Eight (8) of Sun Rise Acres Addition to City of Manchester, Iowa, according to plat recorded in Book 2 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 on 09/16/19

Timothy J. McGreal (Grantor)

Amanda S. McGreal (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 9-16-2019, by Timothy J. McGreal and Amanda S. McGreal.

TERESA TURNIS
Commission Number 723636
My Comm. Exp 2-25-20

Signature of Notary Public

© The Iowa State Bar Association 2019
IowaDocs®