Recorded: 10/23/2019 at 3:00:45.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $279.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2967

Preparer: Tim A. Estlund, Atty.,100 1st Ave. NE, Ste.105, Cedar Rapids, IA 52401 (319) 364-2120
After recording return to: Hawkeye Escrow, 313 3rd Ave. SE, Cedar Rapids, IA 52401
Address tax statement to: Joseph B. and Kara M. Parsons, 24790 207th Ave., Manchester, IA 52057

WARRANTY DEED

For consideration of One ($1.00) Dollar(s) and other good and valuable consideration, GREG M. CARRADUS AND MICHELLE S. CARRADUS, husband and wife, do/does hereby convey to JOSEPH B. PARSONS AND KARA M. PARSONS, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate located in Delaware County, Iowa:

> Lot Eighteen (18) of Logan's Second Subdivision of Part of the South one-half (S ½) of Section Fourteen (14) and Part of the Northeast Quarter (NE ¼) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 55, also all lake frontage running to the middle of the Maquoketa River bed with regard to said Lot Eighteen (18).

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; 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.

Greg M. Carradus

Michelle S. Carradus

STATE OF Iowa, COUNTY OF Linn ss:

This instrument was acknowledged before me on September 11, 2019, by Greg M. Carradus and Michelle S. Carradus, husband and wife.

Notary Public, State of IA

My commission expires: 4/23/22

NOTARIAL SEAL IOWA

KRISTA SEBASTIAN
Commission Number 709537
My Commission Expires
April 23, 2022