Recorded: 11/6/2019 at 8:21:02.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $495.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3118

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640
Return Document/Address Tax Statement: Steven V. Gritton, 3166 150th Ave, Ryan IA 52330

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Steven A. Wodstrchill, a single person, does hereby convey to Steven V. Gritton, a single person, the following described real estate in **Delaware County**, Iowa:

Parcel C Located in the SW ¼ of Section 24 Twp. 87 North, Range 6 West of the 5th P.M. Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 109

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants 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: 10-27-19, 2019.

Steven A. Wodstrchill (Grantor)

STATE OF IOWA COUNTY OF LINN) ss:

This record was acknowledged before me this 27 day of October, 2019, by Steven A. Wodstrchill, a single person.

Notary Public in and for State of Iowa

PATRICIA MARIE FOX
Commission Number 793562
My Commission Expires
December 11, 2021