Recorded: 11/6/2019 at 10:05:45.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $165.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3122

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Connor M. Wickman, 329 Adams Street, Ryan, IA 52330

Return Document To:
Connor M. Wickman, 329 Adams Street, Ryan, IA 52330

Grantors:
Rae Ellen Lyness

Grantees:
Connor M. Wickman

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

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WARRANTY DEED

For the consideration of $104,000.00 Dollar(s) and other valuable consideration, Rae Ellen Lyness, a single person does hereby Convey to Connor M. Wickman, a single person the following described real estate in Delaware County, Iowa:

> Lots One (1) and Two (2) and the North eleven (11.0) feet of Lot Three (3) of Magirl's Addition to Ryan, Iowa according to plat recorded in Book 1 Plats, Page 47.

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: November 02, 2019.

Rae Ellen Lyness

Rae Ellen Lyness, Grantor

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

This record was acknowledged before me on November 2, 2019, by Rae Ellen Lyness, a single person.

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

Teresa Turnis

Signature of Notary Public

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