Recorded: 11/22/2019 at 3:59:33.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3328

Commitment Number: 25557761

This instrument prepared by:
Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209 (513) 247-9605 Fax: (866) 611-0170.

Address Tax Statement To:
Lynn Marie Strang
624 Walnut Street SE, HOPKINTON, IA 52237

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
000-610-000-202-720

QUITCLAIM DEED

Exempt: Section 428A.2(10) Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded

Lynn M. Theisen, N/K/A Lynn Marie Strang, an unmarried person, whose mailing address is **624 Walnut Street SE, HOPKINTON, IA 52237**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Lynn Marie Strang, an unmarried person**, hereinafter grantee, whose tax mailing address is **624 Walnut Street SE, HOPKINTON, IA 52237**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lots One (1), Two (2), Three (3) and Four (4) of H. A. Carter's Out Lots to Hopkinton, Delaware County, Iowa, according to plat recorded in Book 19 L.D., Page 101.

EXCEPT: Lots One (1) and Two (2), and the North ½ of Lot Three (3), Carter's Out Lots to Hopkinton, Delaware County, Iowa, same being a part of the North West Quarter of the North West quarter of Section Nineteen (19), Township eighty seven (87), North, Range Three (3), West of the Fifth P.M.

Property Address is: 624 Walnut Street SE, HOPKINTON, IA 52237

Prior instrument reference: **Book: 2006 Page 1150**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 11/12, 2019:

Lyn M Theisen N/K/A Lyn Marie Strang

Lynn M. Theisen, N/K/A Lynn Marie Strang

STATE OF IA
COUNTY OF Delaware

The foregoing instrument was acknowledged before me on November 12, 2019 by **Lynn M. Theisen, N/K/A Lynn Marie Strang** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

NOTARIAL SEAL IOWA
KRISTA SEBASTIAN
Commission Number 709537
My Commission Expires
April 23, 2022