Book 2019 Page 3362

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Date 11/27/2019 Time 2:40:55PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $55.20
Rev Stamp# 478 DOV# 504

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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:
Martin J. Kelzer, 804 Lexington Street, Delhi, IA 52223

Return Document To:
Martin J. Kelzer, 804 Lexington Street, Delhi, IA 52223

Grantors:
Frank E. O'Connell and
Carol A. O'Connell

Grantees:
Martin J. Kelzer

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Frank E. O'Connell and Carol A. O'Connell, husband and wife do hereby Convey to Martin J. Kelzer the following described real estate in Delaware County, Iowa:

Parcel E - Being Lots 6, 7, & Adjacent Vacated Alley, Block 8, & Part of Vacated 8th Street, Hobbs Addition to Delhi All In Section 17, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2003, Page 1180, except the East ten (10) Feet thereof. a/k/a

Parcel E, except the East ten (10) feet thereof, of Plat of part of 8th Street and Lots Six (6) and Seven (7) of Block Eight (8) of Hobb's Addition to Delhi, Iowa, Section 17-88-4 according to plat recorded in Book 2003, Page 1180 of the records of the Delaware County Recorder.

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: 11/27 ,2019.

Frank E O'Connell
Frank E. O'Connell, Grantor

Carol A O'Connell
Carol A. O'Connell , Grantor

STATE OF **IOWA**, COUNTY OF **DECATUR**

This record was acknowledged before me on Nov 27, 2019, by Frank E. O'Connell and Carol A. O'Connell, husband and wife.

Signature of Notary Public

NOTARIAL SEAL IOWA
THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

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