Recorded: 12/9/2019 at 4:04:54.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $311.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3472

Return To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644
Taxpayer: Bruce E. Brown and Diane M. Brown, 216 Fairview Dr., Manchester, IA 52057
Preparer: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Diana R. Cooper, a single person, and Terry R. Cooper, a single person, do hereby Convey to Bruce E. Brown and Diane M. Brown, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

Lot Fourteen (14), Fairview Acres, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2001, Page 3737.

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: 11/26/19.

Diana R. Cooper (Grantor)

Terry R. Cooper (Grantor)

STATE OF Iowa)
)ss
COUNTY OF Delaware)

This record was acknowledged before me on 12/6/2019, by Diana R. Cooper, a single person.

LIZ RUDE
Commission Number 754108
My Commission Expires
8/8/2020

Signature of Notary Public

STATE OF Nevada)
)ss
COUNTY OF Washoe)

This record was acknowledged before me on November 26, 2019 by Terry R. Cooper, a single person.

Signature of Notary Public

HEATHER MOORE
Notary Public-State of Nevada
APPT. NO. 18-3732-2
My Appt. Expires 09-07-2022