Recorded: 12/16/2019 at 12:26:21.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $149.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3554

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Lacey Sullivan, 209 West Elm Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Lacey Sullivan, 209 West Elm Street, Manchester, Iowa 52057

Grantors:
Kersten M. Phillips

Grantees:
Lacey Sullivan

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $94,000.00 Dollar(s) and other valuable consideration, Kersten M. Phillips, a single person do hereby Convey to Lacey Sullivan, a single person the following described real estate in Delaware County, Iowa: That part of Lot Nineteen (19) of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, described as commencing at a point eighty five (85.0) feet East of the Southwest corner of said Lot Nineteen (19), and running thence East seventy two (72.0) feet, thence North to a point four (4.0) feet South of the North line of said Lot Nineteen (19), thence West to a point midway between the East and West lines of said Lot Nineteen (19), thence South twenty two (22.0) feet, thence West to a point eighty five (85.0) feet East of the West line of said Lot Nineteen (19), thence South to point of beginning.

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 on 12-9-19.

Kersten M Phillips

Kersten M. Phillips (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12-9-19, by Kersten M. Phillips.

Patricia A. Coleman

Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/18/20

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