Env. Gary Lynch

Book 2019 Page 3685

2019 3685 Type 03 001 Pages 3
Date 12/30/2019 Time 10:41:45AM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $199.20
Rev Stamp# 518

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736, Ph. (563) 927-2782

Taxpayer Information: (name and complete address)
Nathan and Allison Lynch, 920 Tanglewood Tr., Manchester, IA 52057

Return Document To: (name and complete address)
Nathan and Allison Lynch, 920 Tanglewood Tr., Manchester, IA 52057

Grantors:
Gary J. Lynch and Mary Jane Lynch

Grantees:
Nathan D. Lynch and Allison A. Lynch

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Real Estate Contract – Installments recorded at Book 2014, Page 1435.

Special Warranty Deed

For the consideration of One Dollar and other valuable consideration, Gary J. Lynch and Mary Jane Lynch, husband and wife, do hereby convey to Nathan D. Lynch and Allison A. Lynch~~XXX~~, 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 Sixteen (16) of Tanglewood Subdivision—Plat No. 3, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1095 subject to easements, conditions, covenants, and restrictions of record.

Grantors do hereby covenant with Grantees and successors in interest to warrant that the described real estate is free from encumbrances except as to any liens or encumbrances created or suffered to be created by the acts or defaults of the grantee, and that grantors will defend the real estate against the lawful claims of all persons claiming by, through or under the Grantors. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

This Special Warranty Deed is given in satisfaction of the "Real Estate Contract – Installments" executed by Grantors Gary J. and Mary Jane Lynch and Grantee Nathan D. Lynch recorded at Book 2014, Page 1435.

Dated: Dec. 30, 2019.

Gary J. Lynch

Mary Jane Lynch

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This record was acknowledged before me on the 30 day of December 2019 by Gary J. Lynch and Mary Jane Lynch.

Chloe R. Baldwin
Signature of Notary Public

CHLOE RENEE BALDWIN
Commission Number 798122
My Comm. Exp. MAY 11, 2022

APPROVED: This Special Warranty Deed is approved as to form and content by the grantees.

Nathan D. Lynch

Allison A. Lynch

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This record was acknowledged before me on the 30 day of December 2019 by Nathan D. Lynch and Allison A. Lynch.

Chloe R. Baldwin
Signature of Notary Public

CHLOE RENEE BALDWIN
Commission Number 798122
My Comm. Exp. MAY 11, 2022