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2020 8 Type 03 001 Pages 1
Date 1/02/2020 Time 12:10:24PM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $116.00
Rev Stamp# 2 DOV# 4

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To/Taxpayer: Danica L. Schrader, 812 East Butler Street, Manchester, Iowa 52057
Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Cathy J. Westhoff, a single person, does hereby Convey to Danica L. Schrader, a single person, the following described real estate in Delaware County, Iowa:

> The West sixty five (65.0) feet of the South one-half (S ½) of the West one hundred thirty and thirty five one-hundredths (130.35) feet of Lot Sixteen (16), Iowa Land Company's Addition to the City of Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages 484-485.

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: December 19, 2019.

Cathy J. Westhoff (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE ss.

This record was acknowledged before me this 19 day of December, 2019, by Cathy J. Westhoff.

Signature of Notary Public

NOTARIAL SEAL IOWA
TERESA TURNIS
Commission Number 723636
My Comm. Exp 7-25-20