Recorded: 1/8/2020 at 3:58:37.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $190.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 68

Return To: Robert P. Swenka and Elisia M. Swenka, 124 Liberty Street, Manchester, IA 52057
Taxpayer: Robert P. Swenka and Elisia M. Swenka, 124 Liberty Street, 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, Cynthia A. Herstedt-Ross, a single person, does hereby Convey to Robert P. Swenka and Elisia M. Swenka, 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 Fifty Five (55) and the East one-fourth (E1/4) of Lot Fifty Four (54), according to plat recorded in Book I L.D., Page 284, EXCEPT the West 7.5 Feet of the East One-Quarter of Lot 54, per Plat of Survey filed July 1, 2019 in Book 2019, Page 1683, Manchester, Iowa.

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: 12-27-19.

Cynthia A. Herstedt-Ross (Grantor)

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on December 27, 2019, by Cynthia A. Herstedt-Ross, a single person.

Signature of Notary Public

NOTARIAL SEAL IOWA
BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-22