Recorded: 1/10/2020 at 1:05:53.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $4.50
Combined Fee: $21.50
Revenue Tax: $63.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 95

Return To: James T. Peters, 309 1st St E, Independence, Iowa 50644
Taxpayer: Joshua Eli Goodwin, P.O. Box 173, Delhi, IA 52223
Preparer: James T. Peters, 309 1st St E, Independence, Iowa 50644, Phone: (319) 334-9992

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mark A. Biggs and Dawn M. Biggs, husband and wife do hereby Convey to Joshua Eli Goodwin the following described real estate in Delaware County, Iowa:

> Lot 73 of "Clair-View Acres at Delhi, Iowa" in Sections 23 and 26, Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200. Includes mobile home VIN#IA5858.

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: 1-9-2020.

Mark A. Biggs (Grantor)

Dawn M. Biggs (Grantor)

STATE OF **IOWA**, COUNTY OF Buchanan

This record was acknowledged before me on 1-9-2020, by Mark A. Biggs and Dawn M. Biggs, husband and wife.

Signature of Notary Public

JAMES T. PETERS
Commission Number 134735
My Commission Expires
January 30, 2021