Recorded: 4/15/2020 at 3:07:31.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $191.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1048

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
JOS Properties, LLC, c/o James O. Scott, 17080 185th St, Manchester, Iowa 52057

Return Document To:
JOS Properties, LLC, c/o James O. Scott, 17080 185th St, Manchester, Iowa 52057

Grantors:
Steven F. Nurre and
Mary E. Nurre

Grantees:
JOS Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $120,000.00 Dollar(s) and other valuable consideration, Steven F. Nurre and Mary E. Nurre, husband and wife do hereby Convey to JOS Properties, LLC the following described real estate in Delaware County, Iowa:

> The West fifty two and one-half (52 1/2) feet of Lot Fifteen (15), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I, L.D., Page 245, except the North one hundred five (105) feet thereof.

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: 3/31/2020.

Steven F. Nurre, Grantor

Mary E. Nurre, Grantor

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

This record was acknowledged before me on March 31, 2020, by Steven F. Nurre and Mary E. Nurre, husband and wife.

NOTARIAL SEAL IOWA

MARK SANDVIG
Commission Number 757287
My Commission Expires
3/5/2024

Signature of Notary Public

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