Recorded: 4/28/2020 at 4:03:18.0 PM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax: $287.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1253

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information:
Tyler J. Wessels, 18881 171st Avenue, Manchester, Iowa 52057

Return Document To:
Tyler J. Wessels, 18881 171st Avenue, Manchester, Iowa 52057

Grantors:
Marcia J. Hawker

Grantees:
Tyler J. Wessels

Legal Description: 3

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $180,000.00 Dollar(s) and other valuable consideration, Marcia J. Hawker, a single person does hereby Convey to Tyler J. Wessels the following described real estate in Delaware County, Iowa:

See attached legal description

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: April 27, 2020.

Marcia J. Hawker, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 27, 2020, by Marcia J. Hawker, a single person.

Teresa J. Greve
COMMISSION NUMBER 142426
My Commission Expires
02-20-2022

Signature of Notary Public

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LEGAL DESCRIPTION
MARCIA J. HAWKER – TYLER J. WESSELS

Lots Nineteen (19) and Twenty (20), Block Four (4) of Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20; also that part of Lot Two (2), Block Five (5) of said Sunset Beach described as commencing at the Northeast corner of Lot Twenty (20), Block Four (4) in said Sunset Beach, running thence North one hundred (100) feet, thence West parallel with the North line of said Lot Twenty to the West line of said Lot Two (2), thence Southeasterly along the West line of said Lot Two (2) to the Northwest corner of said Lot Twenty (20), thence East on the North line of said Lot Twenty (20) to the point of beginning; also that part of Lot Two (2), Block Five (5) of said Sunset Beach described as commencing at a point one hundred (100) feet North of the Northwest corner of Lot One (1), Block Five (5) of said Sunset Beach, and running thence East one hundred ten (110) feet, thence North fifty (50) feet, thence West one hundred ten (110) feet, thence South fifty (50) feet to the point of beginning; also Lots Two (2), Three (3), Fifteen (15) and Sixteen (16) of Hawker's Sunset Beach Subdivision Part Of Lot 2, Block No. 5, Part Of Shady Lane, And Part Of Sunset View Road In Sunset Beach In The SW ¼ - SW ¼ Of Sec. 17, T89N, R5W Of The Fifth P.M.,