c/o Citizens State Bank
P.O. Box 517
Monticello IA 52310

Book 2020 Page 1275

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Mark A. Roeder, 119 E. Main St. Manchester, Iowa 52057-1736
Phone: (563) 927-2782

Taxpayer Information:
April J. Peters, 308 Marion St., Hopkinton, IA 52237

Return Document To:
Steven E. Carr, P.O. Box 333, 117 S. Franklin St., Manchester, IA 52057

Grantors:
Mary Ann Blanchard

Grantees:
April Peters f/k/a April J. Hines

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

SPECIAL WARRANTY DEED

For consideration of Fifty-Three Thousand Dollars and other valuable consideration, Mary Ann Blanchard, single and widowed, does hereby convey to April Peters f/k/a April J. Hines the following described real estate in Delaware County, Iowa:

Lots Seven (7) and Eight (8) Hopkinton, Iowa, according to plat recorded in Book B L.D., Pages 583-584. Block 8

This deed is given in fulfillment of the contract recorded at Book 2008, Page 785.

Grantor does hereby covenant with Grantee and successors in interest to warrant that the described real estate is free from encumbrances except as to any liens or encumbrances created or suffered to be created by the acts or defaults of the grantee and her former husband Chad D. Hines, and that grantor will defend the real estate against the lawful claims of all persons claiming by, through or under the grantor. 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 14, 2020

Mary Ann Blanchard

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

This record was acknowledged before me on April 14, 2020 by Mary Ann Blanchard.

SARA GILSON
Commission Number 816608
MY COMMISSION EXPIRES
APRIL 24, 2022

Signature of Notary Public