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Document 2020 1276 Type 03 001 Pages 2
Date 4/30/2020 Time 10:10:59AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $40.80
Rev Stamp# 171 DOV# 167

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Ctyns State Bank
P.O. Box 517
Manchester IA 52057

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Shawn J. Beaman, 307 Broadway Street SW, Hopkinton, Iowa 52237

Return Document To: (Name and complete address)
Shawn J. Beaman, 307 Broadway Street SW, Hopkinton, Iowa 52237

Grantors:
April Peters

Grantees:
Shawn J. Beaman

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $26,000.00 Dollar(s) and other valuable consideration, April Peters aka April Joy Peters fka April J. Hines, a single person do hereby Convey to Shawn J. Beaman the following described real estate in Delaware County, Iowa: Lots Seven (7) and Eight (8), Block Eight (8), Hopkinton, Iowa, according to plat recorded in Book B L.D., Pages 583-584.

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 on April 17, 2020.

April J Peters
April Peters (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 17, 2020, by April Peters.

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

Signature of Notary Public

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