Recorded: 4/30/2020 at 2:56:03.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $163.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1288

This instrument prepared by:
TIM ESTLUND, Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401
Phone No.: (319)298-5605

Mail tax statements and return document to:
John J. Crock and Kelley D. Crock, 130 Winslow Dr., Manchester , IA 52057

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Bradley A. Cole, a single person**, does hereby convey unto **John J. Crock and Kelley D. Crock, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

The South seven hundred ten (710) feet of the East three hundred sixty two (362) feet of the North one hundred forty (140) acres of the Northeast Quarter (NE¼) of Section Eighteen (18), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M.

Order No.: 808-11293/TB

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Bradley A. Cole

STATE OF Iowa)
) SS:
COUNTY OF Linn)

This instrument was acknowledged before me on April 27 2020 by Bradley A. Cole, a single person.

T. Belekevich
Notary Public in and for said State

NOTARIAL SEAL IOWA
T. BELEKEVICH
Commission Number 765022
My Commission Expires
10/8/22

Order No.: 808-11293/TB