Recorded: 5/12/2020 at 11:25:03.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $99.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1420

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:
David W. McGraw, 16245 162nd Ave, Manchester, Iowa 52057

Return Document To:
David W. McGraw, 16245 162nd Ave, Manchester, Iowa 52057

Grantors:
James T. Booth

Grantees:
David W. McGraw

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $62,500.00 Dollar(s) and other valuable consideration, James T. Booth, a single person does hereby Convey to David W. McGraw the following described real estate in Delaware County, Iowa:

> The South one-half (S 1/2) of Lot Twenty Four (24), Nelson's Subdivision of part of the North one-half (N 1/2) of the South one-half (S 1/2) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Pages 2-5.

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: 5/9/2020

Daniel Scott Booth

James T. Booth by Daniel Scott Booth as agent, Grantor

STATE OF **IOWA**, COUNTY OF Delaware

This record was acknowledged before me on May 9th 2020, by James T. Booth by Daniel Scott Booth as agent.

Patricia A. Coleman

Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/15/22

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