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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644
Taxpayer: Shane Beatty and Molly Beatty, 1771 Golf Course Blvd., #6, Independence, Iowa 50644
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644

WARRANTY DEED AND ASSIGNMENT OF CONTRACT

For the consideration of One Dollar(s) and other valuable consideration, Jason LeGassick and Jodi LeGassick, husband and wife, do hereby convey **all right, title and interest in the real estate and the vendor interest in the real estate contract recorded** May 28, **2020, as** Book 2020 Page 1696 to Travis Smock, a single person, and Shane Beatty and Molly Beatty, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, for the following described real estate in Delaware County, Iowa

An undivided one-half (1/2) interest in Lot 3 of McIntosh Second Addition, a Subdivision of part of the NW ¼ of the NW ¼ of Section Thirty-Three (33), Township 89 North, Range 5, West of the 5th P.M., Manchester, Iowa,

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: May 26, 2020.

Jason LeGassick (Grantor)

Jodi LeGassick (Grantor)

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on May 26, 2020, by Jason LeGassick and Jodi LeGassick, husband and wife.

SAMANTHA STELTER
Notarial Seal - Iowa
Commission # 751288
My Commission Expires 2/20/23

Signature of Notary Public