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Rev Transfer Tax $311.20
Rev Stamp# 223 DOV# 216

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by : Jeffrey E. Clements, #AT0001531,117½ S. Vine Street, P.O. Box 164, West Union, Iowa 52175; Phone: (563)422-3545; Fax: (563)422-5557
Return to: Kathryn R. Guilgot, 600 E Howard Street, Manchester IA 52057
Address tax statement: Kathryn R. Guilgot, 600 E Howard Street, Manchester IA 52057

WARRANTY DEED

For the consideration of One and 00/100---------- Dollar(s) and other valuable consideration, **Robert D. Johnson, LLC**, a Minnesota limited liability company does hereby convey to **Kathryn R. Guilgot**, the following described real estate in Delaware County, Iowa:

THE SOUTH 120 FEET OF THAT PART OF LOT 309, MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 L.D., PAGE 284, DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE EAST LINE OF POTTER STREET EXTENDED NORTH WITH THE NORTH LINE OF EAST HOWARD STREET, RUNNING THENCE EAST ON THE NORTH LINE OF HOWARD STREET A DISTANCE OF 76 FEET, THENCE STRAIGHT NORTH 250 FEET TO THE SOUTH LINE OF UNION STREET, THENCE WEST 75 FEET TO THE EAST LINE OF POTTER STREET AS EXTENDED NORTH, THENCE SOUTHERLY ALONG THE EAST LINE OF POTTER STREET (AS EXTENDED NORTH) APPROXIMATELY 250 FEET TO THE POINT OF BEGINNING, DELAWARE COUNTY, 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 28, 2020

GRANTOR
Robert D. Johnson, LLC

By: _____
Brent A. Johnson, Its Sole Member

STATE OF California)
) ss:
COUNTY OF Riverside)

This instrument was acknowledged before me on the 28 day of May, 2020, Brent A. Johnson, as Sole Member of Robert D. Johnson, LLC.

_____
Notary Public

TC
SEE NOTORIAL CERTIFICATE ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of RIVERSIDE)

On May 28, 2020 before me, TIMOTHY CORDOVA, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared Brent Alan Johnson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TIMOTHY CORDOVA
Notary Public - California
Riverside County
Commission # 2236392
My Comm. Expires Apr 27, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 05/18/2020 Number of Pages: 1
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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