Book 2020 Page 1766

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Date 6/03/2020 Time 10:44:48AM
Rec Amt $17.00* Aud Amt $10.00
Rev Transfer Tax $117.60
Rev Stamp# 224

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: James Turman, 305 W Marion Street, Manchester, Iowa 52057
Taxpayer: James Turman, 305 W Marion Street, Manchester, Iowa 52057
Preparer: Denny R. Wilson, 316 First Street East, Independence, Iowa 50644, Phone: (319) 334-6061

WARRANTY DEED

For the consideration of ~~$100.00 Dollars~~ $74,000.00 SEVENTY FOUR THOUSAND DOLLARS and other valuable consideration, Michael K. Downs aka Michael Downs and Dorothy L. Downs aka Dorothy Downs do hereby Convey to James Turman the following described real estate in Delaware County, Iowa:

Lot 907, Manchester, Delaware County, Iowa according to plat recorded in Book I LD, page 284-285. locally known as 500 Lincoln St., Manchester, Iowa.
AND The South Seventy (70) feet of the East one-half (E½) of Lot Three (3) of Henry Acers' Addition to Manchester, Iowa, locally known as 1100 North Franklin St., Manchester, IA.

This Deed is given to fulfill a real estate contract dated June 30, 2015 and Recorded June 30, 2015 at Book 2015 Page 1709 in the office of the Delaware County Iowa Recorder.
No Groundwater Hazard Statement or Declaration of Value is required since this is a deed to fulfill a real estate contract.

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

Michael K. Downs, Grantor

Dorothy L. Downs, Grantor

STATE OF **IOWA**, COUNTY OF **BUCHANAN**

This record was acknowledged before me on May 28, 2020, by Michael K. Downs and Dorothy L. Downs husband and wife.

DENNY R. WILSON
Commission Number 103505
My Commission Expires
December 26, 2020

Signature of Notary Public

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