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Rev Transfer Tax $87.20
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

Return to: James Turman 305 W MARION STREEET MANCHESTER, IA
Taxpayer: James Turman 305 W. MARION STREET MANCHESTER, IA 52057
Preparer: Denny R. Wilson, 316 First Street East, Independence, Iowa 50644, Phone: (319) 334-6061

For the consideration of $1.00 (ONE) Dollar(s) and other valuable consideration, Michael K. Downs aka Michael Downs and Dorothy L. Downs aka Dorothy Downs, husband and wife do hereby Convey to James Turman the following described real estate in County, Iowa: See attached Exhibit A

This Deed is given to fulfill a real estate contract dated May 12,2011 and recorded May 24, 2011 at Book 2011 Page 1706 with a first amendment dated May 14, 2016 and recorded June 14, 2016 at Book 2016 Page 1532 and a second amendment dated October 21, 2016 and recorded October 21, 2016 at Book 2016 Page 2898, all 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 on 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 & 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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Exhibit A

All that part of Lot Fourteen (14) of the Subdivision of part of the North one-half (N½) of the Southeast Quarter (SE¼) and the South one-half (S½) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, described as commencing one hundred eighty (180) feet East of the Southeast corner of Lot Fifteen (15) of said Subdivision, running thence East sixty (60) feet, thence North one hundred fifty (150) feet, thence West sixty (60) feet, thence South one hundred fifty (150) feet to the point of beginning.