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Rec Amt $17.00* Aud Amt $5.00
Rev Transfer Tax $66.40
Rev Stamp# 227

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Denny R. Wilson, 316 First Street East, Independence, Iowa 50644
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

WARRANTY DEED

For the consideration of ONE ($1.00) 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 Delaware County, Iowa:

The South 1/2 of Lot 10, A. R. Loomis Addition to Manchester, Iowa, according to Plat recorded in Book 15, L.D., Page 410 in the office of the Delaware County, Iowa Recorder.

This deed given to fulfill a Real Estate Contract dated February 5, 2015 and recorded February 5, 2015 at Book 2015, Page 321 in the office of the Delaware County, Iowa Recorder.

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.

Signature of Notary Public

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

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