Book 2020 Page 1951

Document 2020 1951 Type 03 001 Pages 2
Date 6/16/2020 Time 8:42:19AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $95.20
Rev Stamp# 241 DOV# 231

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

**Taxpayer Information:** (Name and complete address)
Timothy M. Benn, 25798 225th Ave. Delhi, IA 52223

**Return Document To:** (Name and complete address)
Timothy M. Benn, 25798 225th Ave. Delhi, IA 52223

**Grantors:**
Kevin Kudrna

**Grantees:**
Timothy M. Benn

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

© The Iowa State Bar Association 2020
IOWADOCS®

# WARRANTY DEED

For the consideration of $60,000.00 Dollar(s) and other valuable consideration, Kevin Kudrna, a single person do hereby Convey to Timothy M. Benn the following described real estate in Delaware County, Iowa: Lot Two (2) Of Keith's Hartwick Hill Estates; A Subdivision Of Part Of The SW1/4 Of The NW1/4 And Part Of The NW1/4 Of The SW1/4 of Section 30, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2006, Page 2711

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 June 15, 2020.

Kevin Kudrna (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 15, 2020, by Kevin Kudrna.

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

Signature of Notary Public

© The Iowa State Bar Association 2020
IowaDocs®