Recorded: 6/18/2020 at 8:09:44.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $220.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1991

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Travis R. Ford, 829 E Howard Street, Manchester, IA 52057

Return Document To:
Travis R. Ford, 829 E Howard Street, Manchester, IA 52057

Grantors:
Michelle Alber

Grantees:
Travis R. Ford

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $138,000.00 Dollar(s) and other valuable consideration, Michelle Alber, a single person does hereby Convey to Travis R. Ford the following described real estate in Delaware County, Iowa:

> The North one-half (N½) of the East sixty six and thirty five one-hundredths (66.35) feet of Lot Seventeen (17), and the North one-half (N½) of the West thirteen and sixty five one-hundredths (13.65) feet of Lot Eighteen (18) of Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages 484-485.

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: June 16, ,2020.

Michelle Alber, Grantor

STATE OF **IOWA**, COUNTY OF Delaware

This record was acknowledged before me on June 16, 2020, by Michelle Alber, a single person.

Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-2020

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