Book 2020 Page 2057
Document 2020 2057 Type 03 001 Pages 2
Date 6/23/2020 Time 12:31:09PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $343.20
Rev Stamp# 249 DOV# 239
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information:
Ryan Zebuhr, 1876 Honey Creek Road, Manchester, Iowa 52057

Return Document To:
~~Ryan Zebuh~~r, 1876 Honey Creek Road, Manchester, Iowa 52057

Grantors:
Zach D. Johnson and
Julie M. Johnson

Grantees:
Ryan Zebuhr

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $215,000.00 Dollar(s) and other valuable consideration, Zach D. Johnson and Julie M. Johnson, husband and wife do hereby Convey to Ryan Zebuhr the following described real estate in Delaware County, Iowa:

> Lot Three (3) of Lynch's Subdivision of Part of the NW 1/4 of the SW 1/4 of Section 16, T89N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 9.

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 19, 2020

Zach D. Johnson, Grantor

Julie M. Johnson, Grantor

STATE OF **IOWA**, COUNTY OF Delaware

This record was acknowledged before me on June 19, 2020, by Zach D. Johnson and Julie M. Johnson, husband and wife.

Signature of Notary Public

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

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