Recorded: 7/1/2020 at 12:48:27.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $99.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2177

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644
Taxpayer: John Georgen, Jr. & Stephanie Georgen, 220 West Marion Street, Manchester, IA 52057-2128
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Brian Cole and Emily Cole, husband and wife, do hereby Convey to John C. Georgen, Jr. and Stephanie A. Georgen, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

The East fifty one (51) feet of the North sixty four (64) feet of Lot Three Hundred Twenty Five (325), Manchester, Iowa, according to plat recorded in Book I L. D., Page 284.

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 25, 2020.

Brian Cole, Grantor

Emily Cole, Grantor

STATE OF IOWA, COUNTY OF Woodbury

This record was acknowledged before me on June 25th, 2020, by ~~John C. Georgen, Jr. and Stephanie A. Georgen,~~ husband and wife Brian Cole and Emily Cole

SAM M GAMBLE
Notarial Seal - Iowa
Commission Number 812113
My Commission Expires Aug 13, 2021

Signature of Notary Public