Recorded: 7/15/2020 at 10:53:44.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $247.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2365

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:
Dylan D. Foster, 1221 North 6th Street, Manchester, IA 52057

Return Document To:
Dylan D. Foster, 1221 North 6th Street, Manchester, IA 52057

Grantors:
Lee Ann Wessels

Grantees:
Dylan D. Foster

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $155,000.00 Dollar(s) and other valuable consideration, Lee Ann Wessels, a single person do hereby Convey to Dylan D. Foster the following described real estate in Delaware County, Iowa:

> The South seventy three (73.0) feet of the North one hundred twenty five (125.0) feet of the West one hundred thirty two (132.0) feet of Lot Eighty Eight (88) of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

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: 7-14 ,2020.

Lee Ann Wessels

Lee Ann Wessels, Grantor

STATE OF **IOWA**, COUNTY OF Delaware

This record was acknowledged before me on July 14, 2020, by Lee Ann Wessels, a single person.

NOTARIAL SEAL
MOLLY JUERGENS
Commission Number 823182
My Commission Expires
January 15, 2023

Molly Juergens

Signature of Notary Public

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