Recorded: 7/24/2020 at 2:16:33.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $279.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2494

WARRANTY DEED

Return to: Brian J. Waid, 101 Line Street, Manchester, IA 52057
Taxpayer: Brian J. Waid, 101 Line Street, Manchester, IA 52057
Preparer: Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057, Phone: (563) 927-4164

For the consideration of $175,000.00 Dollar(s) and other valuable consideration, Roxanne I. Heinrichs, a single person do hereby Convey to Brian J. Waid the following described real estate in Delaware County, Iowa: Lot Fifty One (51), except the West one hundred sixty five (165.0) feet thereof, in 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 on 7-23-2020

Roxanne I. Heinrichs
Roxanne I. Heinrichs (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 7.23.2020, by Roxanne I. Heinrichs.

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-22

Signature of Notary Public

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