Recorded: 7/28/2020 at 12:12:40.0 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: 2528

WARRANTY DEED - JOINT TENANCY

Return to: Douglas & Candace Nickerson, 9090 Beaver Meadow Ln, Cedar Falls, IA 50613
Taxpayer: Douglas & Candace Nickerson, 9090 Beaver Meadow Ln, Cedar Falls, IA 50613
Preparer: James T. Peters, 309 1st St E, Independence, Iowa 50644, Phone: (319) 334-9992

For the consideration of One Dollar(s) and other valuable consideration, Timothy H. Connolly and Kodie L. Connolly, husband and wife do hereby Convey to Douglas Nickerson and Candace Nickerson, 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: Lots 40, 41 and 42 of Camp-O-Delhi, a Subdivision of the SW 1/4 of the SE 1/4 of Section 24, Township 88 North, Range 5 West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 78.

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 July 27, 2020

Timothy H. Connolly (Grantor)

Kodie L. Connolly (Grantor)

STATE OF IOWA, COUNTY OF Black Hawk

This record was acknowledged before me on 7/27/2020, by Timothy H. Connolly and Kodie L. Connolly, husband and wife.

Signature of Notary Public

© The Iowa State Bar Association 2020
IowaDocs®