**Recorded: 7/30/2020 at 1:56:48.0 PM**
**County Recording Fee: $12.00**
**Iowa E-Filing Fee: $3.00**
**Combined Fee: $15.00**
**Revenue Tax: $191.20**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2020 PG: 2571**

# WARRANTY DEED - JOINT TENANCY

Return to: Elissa Vorwald & Dakota Vorwald, 119 Manchester Ave., Earlville, IA 52041
Taxpayer: Elissa Vorwald & Dakota Vorwald, 119 Manchester Ave., Earlville, IA 52041
Preparer: Nathan D. Runde, 2080 Southpark Court Dubuque, Iowa 52003, Phone: (563) 582-2926

For the consideration of 10.00 Dollar(s) and other valuable consideration, Nicholas A. Allen, a Single Person do hereby Convey to Elissa Vorwald & Dakota Vorwald, Wife and Husband as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: Lot Seven (7), Block Thirteen (13), Pitkin's Addition to Nottingham, now Earlville, Delaware County, Iowa, according to plat recorded in Book I L. D., Pages 456-457

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 7/22/2020

Nicholas A. Allen (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on 7/22/2020, by Nicholas A. Allen, a Single Person.

NOTARIAL SEAL IOWA
NATHAN RUNDE
Commission Number 754786
My Comm. Exp. SEP. 15, 2020

Signature of Notary Public

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