Recorded: 8/6/2020 at 3:51:42.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $212.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2645

Preparer Information: Erick Skogman, Elderkin & Pirnie, PLC, 316 2nd St SE #124, Cedar Rapids, IA 52401 (319) 362-2137
Return Document To/Address Tax Statements: Nicole M. Roling and Steven J. Roling, 1204 N 5th St, Manchester, IA 52057

WARRANTY DEED – JOINT TENANCY

For the consideration of Ten Dollars and other valuable consideration Maurice J. Hubler, a single person, by Steven L. Hubler, his attorney-in-fact, does hereby convey to Nicole M. Roling and Steven J. Roling, 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:

The South fifty two (52.0) feet of the East one hundred thirty two (132.0) feet of Lot Ninety (90), and the North twenty two (22.0) feet of the East one hundred thirty two (132.0) feet of Lot Ninety One (91), of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: 8-4-2020

Steven L Hubler POA
Maurice J. Hubler by Steven L. Hubler,
Attorney-in-fact

STATE OF Iowa, COUNTY OF Polk

This instrument was acknowledged before me this 4 day of August, 2020 by Steven L. Hubler, attorney-in-fact for Maurice J. Hubler, a single person

Joan Helene Cummins
Notary Public – State of Iowa

NOTARIAL SEAL IOWA
JOAN HELENE CUMMINS
Commission Number 187266
My Commission Expires
10-29-2020