Book 2020 Page 2819
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Date 8/21/2020 Time 11:10:01AM
Rec Amt $7.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

Return to: Todd J Locher, 202 2nd Ave NW, PO Box 7, Farley, Iowa 52046
Taxpayer: Eric C. Cooper, 7 Prospect St, Earlville, IA 52041
Preparer: Todd J Locher, 202 2nd Ave NW, PO Box 7, Farley, Iowa 52046, Phone: (563) 744-3359

For the consideration of Ten Dollar(s) and other valuable consideration, Phillip C. Cooper and Jane T. Cooper, husband and wife, do hereby Convey to Eric C. Cooper, single the following described real estate in Delaware County, Iowa: The North fifty-two (52) feet of Lot Five Hundred Twenty Five (525) and the North fifty two (52) feet of the West twenty two (22) feet of Lot Five Hundred Twenty Four (524), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

This deed is exempt according to Iowa Code 428A.2(11).

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 August 18, 2020

Phillip C. Cooper (Grantor)

Jane T. Cooper (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 18, 2020, by Phillip C. Cooper and Jane T. Cooper, husband and wife.

NOTARIAL SEAL IOWA
JANET M. SCHERBRING
COMMISSION # 184062
MY COMMISSION EXPIRES
4/10/2023

Signature of Notary Public

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