Recorded: 8/25/2020 at 10:57:33.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $567.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2868

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George Davis, 225 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Timothy and Kodie Connolly, 25798 225th Avenue, Delhi, Iowa 52223

Return Document To: (Name and complete address)
Timothy and Kodie Connolly, 25798 225th Avenue, Delhi, Iowa 52223

Grantors:
Timothy M. Benn

Grantees:
Timothy Connolly
Kodie Connolly

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Timothy M. Benn, a single person do hereby Convey to Timothy Connolly and Kodie Connolly, 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: Parcel M, Lot 4 In 1 In 16, & Part Of Lot 3 In 1 In 16 Of The Subdivision Of Lot 1 Of Lot 16, H.L.C First Subdivision, Sec. 19 & Part Of The NE 1/4 Of The NW 1/4 Of Sec. 30; Parcel N, Part Of The NE 1/4 Of The NW 1/4 Of Sec. 30, All In T88N, R4W, Delaware County, Iowa, according to plat recorded in Book 2001, Page 2243

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 19, 2020

Timothy M Benn
Timothy M. Benn(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DUBUQUE~~ Delaware

This record was acknowledged before me on August 19, 2020, by Timothy M. Benn, a single person.

Susan K Meyer
Signature of Notary Public

SUSAN K MEYER
Commission Number 798639
My Commission Expires
8-9-22

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