Recorded: 8/26/2020 at 3:08:29.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $220.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2894

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Matthew J. Rave, 24378 204th Ave, Manchester, IA 52057

Return Document To: (Name and complete address)
Matthew J. Rave, 24378 204th Ave, Manchester, IA 52057

Grantors:
Laurel M. McCarthy
Thomas McCarthy

Grantees:
Matthew J. Rave

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $138,000.00 Dollar(s) and other valuable consideration, Laurel M. McCarthy and Thomas McCarthy, wife and husband do hereby Convey to Matthew J. Rave the following described real estate in Delaware County, Iowa: Lot Two (2) of Goldfinch Acres A Subdivision Of Parcel A In The NW ¼ of the NE ¼, Sec. 34, T90N, R6W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2020, Page 1958

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 8/12/2020.

Laurel M. McCarthy (Grantor)

Thomas McCarthy (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8/12/2020, by Laurel M. McCarthy and Thomas McCarthy husband and wife.

NOTARIAL SEAL IOWA
MOLLY JUERGENS
Commission Number 823182
My Commission Expires
January 15, 2023

Signature of Notary Public

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