Recorded: 9/4/2020 at 3:45:54.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $138.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3038

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Shandel R. Girot, 110 N Church St, Greeley, Iowa 52050

Return Document To:
Shandel R. Girot, 110 N Church St, Greeley, Iowa 52050

Grantors:
Robert Beohm

Grantees:
Shandel R. Girot

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $87,000.00 Dollar(s) and other valuable consideration, Robert Beohm, a single person do hereby Convey to Shandel R. Girot the following described real estate in Delaware County, Iowa:

> Lot Two (2) and the South ten (10) feet of the East one hundred sixty five (165) feet of Lot One (1) of the Subdivision of all that part of the North one-half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty Nine (29), Township Ninety (90) North, Range Four (4), West of the Fifth P.M. as lies West from the depot grounds of the Chicago, Milwaukee & St. Paul Railroad Company and not covered by Baker's First and Second Additions to Greeley, Iowa, according to plat recorded in Book 1 Plats, Page 44

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: August 10, 2020.

Robert Beohm, Grantor

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on August 10, 2020, by Robert Beohm, a single person.

JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2021

Signature of Notary Public