Book 2020 Page 3130
Document 2020 3130 Type 03 001 Pages 2
Date 9/14/2020 Time 8:23:39AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $45.60
Rev Stamp# 384 DOV# 364
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Mark Mossman, 122 E. 4th Street Vinton, Iowa 52349, Phone: (319) 472-2396

Taxpayer Information:
Ryan C. & Aly D. Benesch, 2946 110th Ave., Masonville, IA 50654

Return Document To:
Ryan C. & Aly D. Benesch, 2946 110th Ave., Masonville, IA 50654

Grantors:
Phyllis Schulte

Grantees:
Ryan C. Benesch
Aly D. Benesch

Legal Description: See Page 2

Document or instrument number of previously recorded documents: n/a

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Phyllis Schulte, a single person does hereby Convey to Ryan C. Benesch and Aly D. Benesch, 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 2020-49 A Portion of Parcel D and Parcel 2013-64, Located in the Southwest One-Quarter of the Northwest One-Quarter of Section 8, Township 87 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2020, Page 1517.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds 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 grantor Covenants 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: September 12, 2020.

Phyllis M. Schulte

Phyllis Schulte, Grantor

STATE OF **IOWA**, COUNTY OF Linn

This record was acknowledged before me on September 12, 2020, by Phyllis Schulte, a single person.

Signature of Notary Public

CHRISTOPHER A. NIELSEN
Commission Number 748428
My Commission Expires
2-16-2022

©The Iowa State Bar Association 2020
IowaDocs®