Book 2020 Page 3220

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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $237.60
Rev Stamp# 393 DOV# 374

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
McKenzie R. Blau, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, Iowa 52001
Phone: (563) 557-8400 (kmp)

Taxpayer Information:
Tyler L. Thein, 801 6th Avenue NW, Dyersville, IA 52040

Return Document To:
Tyler L. Thein, 801 6th Avenue NW, Dyersville, IA 52040

Grantors:
Robert S. Tomas and Christine I. Tomas

Grantee:
Tyler L. Thein

Legal Description: See Page 2

Document or instrument number of previously recorded documents:
2006-2001
2009-2322

WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other valuable consideration, Robert S. Tomas and Christine I. Tomas (one and the same person as erroneously identified as Christine J. Tomas in Special Warranty Deed filed with the Delaware County Recorder on June 2, 2006, as Document No. 2006-2001 and corrected by Affidavit Re: Title filed with the Delaware County Recorder on June 10, 2009, as Document No. 2009-2322), husband and wife, do hereby Convey to Tyler L. Thein, a single person, the following described real estate in Delaware County, Iowa:

Lot Three (3), Block Three (3), Sunset Heights No. 1 in the City of Dyersville, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 90.

Grantors do Hereby Covenant with grantee, 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 08/25, 2020

Robert S. Tomas, Grantor

Christine I. Tomas, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 25th, 2020 by Robert S. Tomas and Christine I. Tomas.

Signature of Notary Public

BOBBI JO VOLKENS
Commission Number 726881
My Comm. Exp. 1-29-22

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