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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $220.00
Rev Stamp# 403 DOV# 384

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Ann M. Klostermann McCrea
Nazette, Marner, Nathanson, Shea
615 – 2nd Street SW
Cedar Rapids, Iowa 52404
Telephone: 319-366-1000
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Return to/Taxpayer Address:
Blair Schmitt & Zachary Schmitt
1109 North 3rd Street
Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable consideration Nickolas J. Bushkofsky, a single person, does hereby convey to Blair Schmitt and Zachary Schmitt, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The South sixty six (66) feet of the North seventy eight (78) feet of the West one-half (W ½) of Lot Fifteen (15), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

Grantor does hereby covenant with grantee, 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. The undersigned hereby relinquish 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 9, 2020

Nickolas J. Bushkofsky

STATE OF IOWA)
) SS:
COUNTY OF Linn)

This document was acknowledged before me on this 9 day of September, 2020, by NICKOLAS J. BUSHKOFSKY, a single person.

NOTARIAL SEAL IOWA
TYLER FUNKE
Commission Number 811340
My Commission Expires
June 28, 2021

Notary Public in and for State of Iowa