Recorded: 9/24/2020 at 1:16:25.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $232.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3330

Preparer: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644
Return To: Jeffrey K. Ilgen, 1130 N. 3rd St., Manchester, IA 52057
Taxpayer: Jeffrey K. Ilgen, 1130 N. 3rd St., Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Kurt Mullen and Angela Mullen, husband and wife, do hereby Convey to Jeffrey K. Ilgen, a single person, the following described real estate in Delaware County, Iowa:

The East one-half (E 1/2) and the East twenty three (23.0) feet of the West one-half (W 1/2) of Lot Ninety Four (94), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, except the North fifty (50.0) feet thereof.

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: Sept 23, 2020.

Kurt Mullen, Grantor

Angela Mullen, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on Sept 23, 2020, 2020, by Kurt Mullen and Angela Mullen, husband and wife.

Signature of Notary Public

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-24-22