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Date 9/25/2020 Time 10:11:14AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $35.20
Rev Stamp# 409 DOV# 389

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

cw
Midland Title + Escrow
385 Collins Rd NE
Cedar Rapids IA 52402

This instrument prepared by:
TIM ESTLUND, Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401
Phone No.: (319)298-5605

Mail tax statements and return document to:
Joshua J. Volz and Jennifer M. Teagle, 5590 33rd Ave, Center Point , IA 52213

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ruth A. Ipsan-Brown, a single person**, does hereby convey unto **Joshua J. Volz and Jennifer M. Teagle, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Parcel EE In Parcel BB, Sec. 25, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2002, Page 4905.

Order No.: 808-14539/TB

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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.

Ruth Ipsan-Brown

Ruth A. Ipsan-Brown

STATE OF Iowa)
) SS:
COUNTY OF Linn)

This instrument was acknowledged before me on 9-15 2020 by Ruth A. Ipsan-Brown, a single person.

Notary Public in and for said State

NOTARIAL SEAL IOWA
RODNEY STARK
Commission Number 796067
My Commission Expires
May 9, 2022

Order No.: 808-14539/TB