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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, (319) 334-3704

Taxpayer Information:
Steven McTier and Margaret Roling, 519 5th Street NE, Oelwein, IA 50662

Return Document To:
Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

Grantors:
Susan J. McTier

Grantees:
Steven McTier
Margaret Roling

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Susan J. McTier, an unremarried widow, does hereby Convey a 30% interest to Stephen McTier, a single person, and a 70% interest to Margaret Roling, a single person, as tenants in common, in the following described real estate in Delaware County, Iowa:

Lot Seven (7) of Oscar Smith Subdivision of Parts of Lots Twenty One (21), Twenty Two (22) and Twenty Three (23) of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 3 Plats, Page 42; being also described as that part of Lots Twenty Two (22) and Twenty Three (23) of Henry Acers' Addition to Manchester, Iowa, described as commencing at a point sixty (60.0) feet South and two hundred thirty (230.0) feet West of the Northeast corner of said Lot Twenty Three (23), and running thence South one hundred forty (140.0) feet, thence West ten (10.0) feet, thence Northwesterly along a fifty (50.0) food radius curve of a cul-de-sac fifty eight and seventy six one-hundredths (58.76) feet, thence North 14° 17' West one hundred twenty five and thirty two one-hundredths (125.32) feet, thence East ninety three (93.0) feet to the point of beginning.

This deed is exempt according to Iowa Code 428.2(21).

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: September 23, 2020.

Susan J. McTier

Susan J. McTier, Grantor

STATE OF **IOWA**, COUNTY OF **BUCHANAN**

This record was acknowledged before me on September 23, 2020, by Susan J. McTier, an unremarried widow.

Signature of Notary Public

BRIAN C. EDDY
Commission Number 737709
My Commission Expires
November 16, 2020

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