Recorded: 9/25/2020 at 2:26:13.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $487.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3351

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
George A. Davis, 225 1st Avenue East, Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information:
Ryan A. and Caroline A. Larson, Nikki and Courtney Goodchild, 2140 Newcastle Road, Marion, Iowa 52302

Return Document To:
Ryan A. and Caroline A. Larson, Nikki and Courtney Goodchild, 2140 Newcastle Road, Marion, Iowa 52302

Grantors:
Matthew J. McMahon and
Elizabeth E. McMahon

Grantees:
Ryan A. Larson,
Caroline A. Larson,
Nikki Goodchild and
Courtney Goodchild

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Matthew J. McMahon and Elizabeth E. McMahon, husband and wife do hereby Convey to An undivided one-half interest to Ryan A. Larson and Caroline A. Larson, husband and wife as joint tenants with full rights of survivorship and not as tenants in common and an undivided one-half interest to Nikki Goodchild and Courtney Goodchild, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

> Lot Five (5) of Turtle Creek Heights Addition to Delaware County, Iowa according to Plat recorded in Book 2 Plats, Page 190; also Lot Three (3) of Turtle Creek Heights Second Addition - a Subdivision of part of the West One-Half (W 1/2) of the Southwest Quarter (SW 1/4) of the North East Quarter (NE 1/4) of Section Twenty-five (25), T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 140; also all lake frontage running from the Western boundary to the middle of the Maquoketa River with respect to said Lot Five (5) per plat recorded in Book 1999, Page 1682

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: 9-2-2020

Matthew J. McMahon, Grantor

Elizabeth E. McMahon, Grantor

STATE OF **IOWA**, COUNTY OF **DUBUQUE**

This record was acknowledged before me on September 2, 2020, by Matthew J. McMahon and Elizabeth E. McMahon, husband and wife.

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Susan K Meyer
Signature of Notary Public

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