c/o Farmers Supply Bank
P.O. Box 130
Strawberry Point IA 52076

Book 2020 Page 3366

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Kyle Lendt, 105 Beckner Street, Greeley, IA 52050

Return Document To: (Name and complete address)
Kyle Lendt, 105 Beckner Street, Greeley, IA 52050

Grantors:
Melissa M. Shutts

Grantees:
Kyle Lendt

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $35,000.00 Dollar(s) and other valuable consideration, Melissa M. Shutts a/k/a Melissa M. Lee a/k/a Melissa M. Simon, a single person do hereby Convey to Kyle Lendt the following described real estate in Delaware County, Iowa: The North eleven (11) rods of Lots Eleven (11) and Twelve (12), and the East eight (8) feet, nine (9) inches of the North eleven (11) rods of Lot Ten (10) of the Subdivision of that part of the Southeast Quarter of the Southwest Quarter of Section Twenty (20), Township Ninety (90) North, Range Four (4), West of the Fifth P.M., lying East of the railroad and South of the center line of East and West prescriptive road, according to plat recorded in Plat Book 1, Page 49

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 on 9/19/2020.

Melissa M. Shutts

Melissa M. Shutts (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 9/19/2020, by Melissa M. Shutts.

NOTARIAL SEAL IOWA
MOLLY JUERGENS
Commission Number 823182
My Commission Expires
January 15, 2023

Signature of Notary Public

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