Book 2020 Page 3369

Document 2020 3369 Type 03 001 Pages 1
Date 9/28/2020 Time 8:37:59AM
Rec Amt $7.00 Aud Amt $10.00
Rev Transfer Tax $199.20
Rev Stamp# 415 DOV# 405

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Nicolas AbouAssaly, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641
Address Tax Statement: Randy Bacon and Brooke Bacon, 101 Jackson St. NE, Hopkinton, IA 52237

GENERAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **ANTHONY A. RUSS**, a single person, does hereby convey to **RANDY BACON** and **BROOKE BACON**, 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 NINETEEN (19), EXCEPT THE EAST ONE HUNDRED FIVE (105) FEET THEREOF, AND LOT TWENTY (20), JACKSON'S ADDITION TO HOPKINTON, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 15 L.D., PAGE 415, AND LOT SIXTEEN (16), JACKSON'S SECOND ADDITION TO HOPKINTON, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 PLATS, PAGE 31,

subject to easements, covenants, conditions and restrictions of record.

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

Dated: ~~August~~ Sept. 01, 2020

KEVIN RUSS AS ATTORNEY-IN FACT FOR
ANTHONY A. RUSS

STATE OF IOWA, COUNTY OF LINN ss:

This record was acknowledged before me on the 01 day of ~~August~~ Sept., 2020, by **KEVIN RUSS AS ATTORNEY-IN-FACT FOR ANTHONY A. RUSS.**

CINDY HOLTZ
Commission Number 776744
My Commission Expires
January 29, 2022

Notary Public in and for said State
My Commission Expires: 1-29-22