Recorded: 9/29/2020 at 1:41:08.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $386.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3401

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Edward R. Paulson, Jr., 117 Marshall Court, Manchester, Iowa 52057

Return Document To:
Edward R. Paulson, Jr., 117 Marshall Court, Manchester, Iowa 52057

Grantors:
Charles E. Fischer, Sr. a/k/a Charles E. Fischer

Grantees:
Edward R. Paulson, Jr.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Charles E. Fischer, Sr. a/k/a Charles E. Fischer, a single person do hereby Convey to Edward R. Paulson, Jr. the following described real estate in Delaware County, Iowa:

Lot Five (5) of Oscar Smith Subdivision of Parts 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, and the East fifty (50) feet of the West one hundred eighty (180) feet of the South sixty seven (67) feet of Lot Twenty Two (22), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

-AND-

The West one hundred thirty (130.0) feet of the South sixty seven (67.0) feet of Lot Twenty Two (22), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

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: 9-28-2020

Charles E. Fischer, Sr. a/k/a Charles E. Fischer

Cheryl M. Heims, as Agent, Grantor

By: Cheryl M Heims as Agent, Grantor

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on 9-28-2020, by Cheryl M. Heims as Agent for Charles E. Fischer, Sr. a/k/a Charles E. Fischer.

Teresa Turnis

Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 9-25-2021

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