Recorded: 10/1/2020 at 2:43:49.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $79.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3444

WARRANTY DEED

Return to: Austin A. Kuehl, 228 Main St., Colesburg, IA 52035
Taxpayer: Austin A. Kuehl, 228 Main St., Colesburg, IA 52035
Preparer: John C. Compton, P.C., 116½ W. Mission Street, PO Box 8 Strawberry Point, Iowa 52076, Phone: (563) 933-4334

For the consideration of ---One & no/100--- Dollar(s) and other valuable consideration, Dawn K. Hawkins f/k/a Dawn K. Clinton and Austin J. Hawkins, wife and husband do hereby Convey to Austin A. Kuehl the following described real estate in Delaware County, Iowa: The West fifty-five (55) feet of the North eighteen (18) feet and six (6) inches of Lot Five (5) and the West fifty-five (55) feet of Lot Six (6) and the West fifty-five feet of the South forty (40) feet of Lot Seven (7), Block Two (2), Colony Addition to Colesburg, Iowa, according to Corrected and Amended Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73-86.

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 September 30, 2020

Dawn K. Hawkins (Grantor)

Austin J. Hawkins (Grantor)

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on September 30, 2020, by Dawn K. Hawkins and Austin J. Hawkins, wife and husband.

JOHN C COMPTON
Commission Number 129361
My Commission Expires
6-21-2023

Signature of Notary Public

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