Teresa Turnis
101 Legion St.
Manchester, IA
52057

Book 2020 Page 3460

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Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $108.00
Rev Stamp# 428 DOV# 421

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To/Taxpayer: Robert and Denice Grubb, 204 Manchester Ave. Earlville, IA 52041
Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Matthew E. Farrell and Crystal M. Farrell, husband and wife, do hereby Convey to Robert S. Grubb and Denice F. Grubb, 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:

Lots One (1) and Twelve (12) and the East forty (40.0) feet of Lots Two (2) and Eleven (11), Block Seventeen (17), Pitkin's Addition to Nottingham, now Earlville, Iowa, according to plat recorded in Book I L.D., Pages 456-457.

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: 10 - 1 - 2020

Matthew E. Farrell (Grantor)

Crystal M. Farrell (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE ss.

This record was acknowledged before me this 1st day of October, 2020, by Matthew E. Farrell and Crystal M. Farrell.

Teresa Turnis
Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-2021