Recorded: 10/2/2020 at 3:31:01.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $263.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3466

WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Dan McClean, 401 First Ave. East, Dyersville, IA 52040
Phone: (563) 875-6002

Taxpayer Information: (Name and complete address)
Patrick J. Behlman and Stephanie E. Behlman, 1208 North 5th Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Dan McClean, 401 First Ave. East, Dyersville, IA 52040

Grantors:
Matthew Mescher

Grantees:
Patrick J. Behlman
Stephanie E. Behlman

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $165,000 Dollar(s) and other valuable consideration, Matthew Mescher do hereby Convey to Patrick J. Behlman and Stephanie E. Behlman, 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: The South seventy three (73.0) feet of the North eighty (80.0) feet of the East one hundred thirty two (132.0) feet of Lot Ninety (90), Henry Acres' 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 on 10-8-20.

Matthew Mescher (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 2 2020, by Matthew Mescher.

KARI LUECK
Commission Number 808691
My Commission Expires
January 30, 2021

Signature of Notary Public

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