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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $367.20
Rev Stamp# 434 DOV# 426

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information:
David & Rosemary Breckenfelder, 108 Ray's Court, Manchester, Iowa 52057

Return Document To:
David & Rosemary Breckenfelder, 108 Ray's Court, Manchester, Iowa 52057

Grantors:
Mary B. Drummy n/k/a Mary Beth Twomey

Grantees:
David Breckenfelder and
Rosemary Breckenfelder

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $10.00 Dollar(s) and other valuable consideration, Mary B. Drummy n/k/a Mary Beth Twomey, a single person do hereby Convey to David Breckenfelder and Rosemary Breckenfelder, 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 Nine (9), except the West twenty two and one-half (22 1/2) feet thereof, and the West twenty one (21) feet of Lot Ten (10), all in Schulte's First Addition to Northtown Estates Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 166.

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: September 25, 2020

Mary Beth Twomey

Mary B. Drummy n/k/a Mary Beth Twomey, Grantor

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

This record was acknowledged before me on September 25, 2020, by Mary B. Drummy n/k/a Mary Beth Twomey.

Signature of Notary Public

NOTARIAL SEAL IOWA
JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2021

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