Recorded: 10/28/2020 at 12:11:08.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $239.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3844

Prepared by: Mark R. Van Heukelom P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Return to and Address tax statement: Zachary A. Burnett, 108 Culver Road NE, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, MATTHEW J. MELCHERT, a single person, does hereby convey to ZACHARY A. BURNETT, the following described real estate in Delaware County, Iowa:

Lot Six (6), except that part described as commencing at the Northeast corner of said lot and running thence West twenty seven (27.0) feet, thence due South eighty six (86.0) feet, thence in a Northeasterly direction along the East line of said lot eighty nine (89.0) feet to the point of beginning, and that part of Lot Five (5) described as commencing at the Southwest corner of said lot and running thence South 27° 30' East thirty (30.0) feet, thence due North ninety six (96.0) feet, thence in a Southwesterly direction on the West line of said lot eighty seven (87.0) feet to the point of beginning, all in Block One (1) of H. A. Carter's Third Addition to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 104A, now known as Parcel G - Part of Lot 5 and Part of Lot 6 of H. A. Carter's Third Addition to Hopkinton, Delaware County, Iowa, (Part of the SE 1/4 Section 18, T87N, R3W of the Fifth P.M.), according to plat recorded in Book 8 Plats, Page 127.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against 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: October 28, 2020

MATTHEW J. MELCHERT

STATE OF IOWA,

COUNTY OF Delaware ss.

This instrument was acknowledged before me on October 28, 2020, by Matthew J. Melchert, a single person.

Notary Public in and for said State

RENEE NICOLE NURRE
Commission Number 794136
My Commission Expires
7/25/22