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Document 2020 3872 Type 03 001 Pages 2
Date 10/29/2020 Time 1:36:33PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $175.20
Rev Stamp# 478 DOV# 471

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
George Davis, 225 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Madison R. Decker, 1154 Woodland Drive, Dyersville, Iowa 52040

Return Document To: (Name and complete address)
Madison R. Decker, 1154 Woodland Drive, Dyersville, Iowa 52040

Grantors:
Timothy M. Benn

Grantees:
Madison R. Decker

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Timothy M. Benn, a single person do hereby Convey to Madison R. Decker, a single person the following described real estate in Delaware County, Iowa: Lots Two (2) and Three (3) and Three A (3A) of H.L.C. Deer Run Second Addition Part Of The E 1/2-NW 1/4 & The NW 1/4-NE 1/4, Sec. 30, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2003, Page 48

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 October 27, 2020

Timothy M Benn
Timothy M. Benn (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DUBUQUE~~ Delaware

This record was acknowledged before me on October 27, 2020, by Timothy M. Benn, a single person.

NOTARIAL SEAL IOWA
SUSAN K MEYER
Commission Number 798639
My Commission Expires 8-9-21

Susan K Meyer
Signature of Notary Public

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