Book 2020 Page 3926
Document 2020 3926 Type 03 001 Pages 2
Date 11/02/2020 Time 11:41:25AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $442.40
Rev Stamp# 488 DOV #481
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

~~Return To~~: Nathan and Catherine Eiben, 517 Tanglewood Dr., Manchester IA 52057
Taxpayer: Nathan and Catherine Eiben, 517 Tanglewood Dr., Manchester IA 52057
Preparer: Matthew G. McQuillen, PO Box 228 Anamosa, Iowa 52205, Phone: (319) 462-3577

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar and other valuable consideration, Beverly A. McQuillen, a single person, by and through her attorney-in-fact, Margo Zitelman, does hereby convey to Nathan Eiben and Catherine Eiben, married persons as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

The West one hundred twenty five (125) feet of the North three hundred three and five-tenths (303.5) feet of the following described real estate: The East three-fourths (E ¾) of that tract of land described as commencing at a point one (1) rod North of the Southwest corner of Lot One Hundred Three (103), Henry Acres Addition to Manchester, Iowa, thence North nineteen (19) rods to the center of the West end of the forty (40) foot street on the North side of Lot One Hundred Three (103), thence West forty two (42) rods, one (1) foot, nine (9) inches, thence South nineteen (19) rods to the North line of a two (2) rod road on the South side of this land, thence East forty two (42) rods, one (1) foot, nine (9) inches to the point of beginning, being a part of the South one-half (S½) of the Northwest Quarter (NW¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the 5th P.M.

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds 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.

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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.

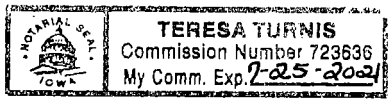
Dated: October 27th, 2020

Margo Zitelman

Margo Zitelman as Attorney-in-Fact for
Beverly A. McQuillen, Grantor

STATE OF IOWA, COUNTY OF Clayton

This record was acknowledged before me on October 27th, 2020 by Margo Zitelman as attorney-in-fact for Beverly A. McQuillen, a single person.



Teresa Turnis

Signature of Notary Public