Book 2020 Page 4142

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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)
Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644, (319) 334-3704

Taxpayer Information: (name and complete address)
Nathaniel Penny and Lisa Penny, 102 1st St. SE, Hopkinton, IA 52237

Return Document To: (name and complete address)
Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644

Grantors:
Wolfe Brothers Real Estate, LLC

Grantees:
Nathaniel Penny and Lisa Penny

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, Wolfe Brothers Real Estate, LLC, an Iowa Limited Liability Company, does hereby Convey to Nathaniel Penny and Lisa Penny, 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 North one hundred (100.0) feet of Lot Six (6), Block Ten (10), H.A. Carter's Addition to Hopkinton, Iowa, according to Plat recorded in Book E L.D., Page 529, except the East twenty-two and one-half (22 ½) feet thereof.

*This deed is given in full satisfaction of real estate contract dated December 2, 2019, recorded December 9, 2019, in Book 2019, Page 3452, in the office of the Delaware County, Iowa Recorder.

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: 10/28/2020.

Wolfe Brothers Real Estate, LLC

Ronald A Wolfe

By: Ronald A. Wolfe, Manager

STATE OF IOWA)
)ss
COUNTY OF BUCHANAN)

This record was acknowledged before me this 28th day of October, 2020, by Ronald A. Wolfe as Manager of Wolfe Brothers Real Estate, LLC.

MARISSA BENISCHEK
Notarial Seal - Iowa
Commission Number 817793
My Commission Expires Jul 5, 2022

Marissa Benischek

Signature of Notary Public