Recorded: 11/16/2020 at 2:41:53.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $212.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4217

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return Document/Address Tax Statement: Connor Brown, 310 2nd Street SE, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Scott D. Klaren and Sheila Klaren, husband and wife, do hereby convey to Connor Brown, a single person, the following described real estate in **Delaware County**, Iowa:

> **Lot Two (2), except the East ten (10) feet of the North one-half (N 1/2) thereof, and except the South thirty (30) feet thereof, and the East ten (10) feet of the Northerly sixty six (66) feet of Lot Three (3), all in Block Seven (7) of Hopkinton Addition by H.A. Carter, according to plat recorded in Book E L.D., Page 529**
>
> The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

Grantors do hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. Sheila Klaren signs solely to relinquish any and all interest she may have in the real estate, including any and 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: November 9, 2020.

Scott D. Klaren

Scott D. Klaren (Grantor)

STATE OF IOWA COUNTY OF Jones) ss:

This record was acknowledged before me this 9th day of November, 2020, by Scott D. Klaren, spouse of Sheila Klaren.

Angela M. M. D.

Notary Public in and for State of Iowa

Sheila Klaren (Grantor)

STATE OF IOWA COUNTY OF Jones) ss:

This record was acknowledged before me this 9th day of November, 2020, by Sheila Klaren, spouse of Scott D. Klaren.

Notary Public in and for State of Iowa

