Book 2020 Page 4285

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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Earl P. Mitchell and Donna M. Mitchell as Co-Trustees of the Mitchell Family Trust dated July 10, 2019, 101 Walker Drive, Manchester, IA 52057

Return Document To: (Name and complete address)
Earl P. Mitchell and Donna M. Mitchell as Co-Trustees of the Mitchell Family Trust dated July 10, 2019, 101 Walker Drive, Manchester, IA 52057

Grantors:
Michael J. Peyton
Deborah L. Peyton

Grantees:
Earl P. Mitchell and Donna M. Mitchell as Co-Trustees of the Mitchell Family Trust dated July 10, 2019

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $135,000.00 Dollar(s) and other valuable consideration, Michael J. Peyton and Deborah L. Peyton, husband and wife do hereby Convey to Earl P. Mitchell and Donna M. Mitchell as Co-Trustees of the Mitchell Family Trust dated July 10, 2019 the following described real estate in Delaware County, Iowa: The South one-half (S ½) of the East one-half (E ½) of Lot Seventy Four (74), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

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 November 17, 2020.

Michael J. Peyton (Grantor)

Deborah L. Peyton (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 17, 2020, by Michael J. Peyton and Deborah L. Peyton.

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

Signature of Notary Public

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