Recorded: 12/1/2020 at 10:33:13.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $141.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4416

WARRANTY DEED

Return to: James Scott, 102 N. Franklin Street, Unit #1, Manchester, IA 52057
Taxpayer: James Scott, 102 N. Franklin Street, Unit #1, Manchester, IA 52057
Preparer: Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057, Phone: (563) 927-4164

For the consideration of $89,000.00 Dollar(s) and other valuable consideration, Donna J. Reeder, a single person do hereby Convey to James William Scott, a single person the following described real estate in Delaware County, Iowa: Unit 1 and the undivided 9.63% interest in the land and common elements appurtenant to said Unit, in "Franklin Place, A Condominium", according to Declaration of Submission of Property to Horizontal Property Regime for Franklin Place, A Condominium, recorded in Book 4 Misc., Page 16; same being located on part of Lots One Hundred Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in Book H L.D., Pages 186-188

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 29, 2020

Donna J. Reeder (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 29, 2020, by Donna J. Reeder

BARBARA K. SAILER
Commission Number 184508
My Commission Expires
1-24-22

Signature of Notary Public

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