Recorded: 12/1/2020 at 2:28:47.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $179.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4425

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Katie E. Edgington, 413 N Wayne Street, Manchester, Iowa 52057

Return Document To:
Katie E. Edgington, 413 N Wayne Street, Manchester, Iowa 52057

Grantors:
Michael K. Ryan and
Linda L. Ryan

Grantees:
Katie E. Edgington

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Michael K. Ryan and Linda L. Ryan, husband and wife do hereby Convey to Katie E. Edgington the following described real estate in Delaware County, Iowa:

> That part of Lots Three Hundred Nine (309) and Three Hundred Ten (310), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, described as commencing at the Northwest corner of said Lot Three Hundred Ten (310), and running thence East one hundred thirty two (132) feet, thence South sixty two and one-half (62½) feet, thence West one hundred thirty two (132) feet, thence North sixty two and one-half (62½) feet to the place of beginning.

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: 11-30-20, 2020.

Michael K. Ryan, Grantor

Linda L. Ryan, Grantor

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on 11-30-2020, by Michael K. Ryan and Linda L. Ryan, husband and wife.

Signature of Notary Public

LINDA A. BESSEY
Commission Number 116084
My Commission Expires
6-14-2023

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