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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

3RD AVE SE COMPANY

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: William Clark, 112 Culver Road NE, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, William Sternhagen and LaVonne Sternhagen, husband and wife, do hereby convey to William Clark, a married person, the following described real estate in **Delaware County**, Iowa:

All of Lot Four (4), Lot Three (3), except the South seventy (70) feet thereof, and that part of Lot Two (2), Block One (1), H. A. Carters Third Addition to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 104, described as commencing at the Northwest comer of said Lot Two (2), thence running East along the North line of said Lot Two (2) eighteen (18) feet, thence running in a Southerly direction to a point on the South line of said Lot Two (2) which is twenty seven (27) feet Easterly from the Southwest comer of said Lot Two (2), thence in a Northwesterly direction to the Southwest comer of said Lot Two (2), thence in a Northeasterly direction along the West line of said Lot Two (2) to the place of beginning, except the Southerly seventy (70) feet thereof

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.

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 29, 2020.

William Sternhagen

William Sternhagen (Grantor)

LaVonne Sternhagen

LaVonne Sternhagen (Grantor)

STATE OF IOWA COUNTY OF Delaware) ss:

This record was acknowledged before me this 29th day of November, 2020, by William Sternhagen and LaVonne Sternhagen, husband and wife.

Angela McDonough
Notary Public in and for State of Iowa

