Recorded: 12/11/2020 at 2:20:25.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $188.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4578

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: Kayla J. Wagener, 211 College Avenue NE, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, James M. Hucker and Brittany A. Hucker, husband and wife, do hereby convey to Kayla J. Wagener, a single person, the following described real estate in **Delaware County, Iowa:**

> **The South one-half (S ½) of the North one-half (N ½) of Lot One (1), Block One (1), H. A. Carters 3rd Addition to Hopkinton, Iowa, according to plat recorded in Book 19, L.D., Page 104A**
>
> 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. Brittany A. Hucker 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: 12/10/20, 2020.

James M. Hucker (Grantor)

Brittany A. Hucker (Grantor)

STATE OF IOWA COUNTY OF Delaware) ss:

This record was acknowledged before me this 10th day of December, 2020, by James M. Hucker and Brittany A. Hucker, husband and wife.

JACOB THOMPSON
Commission Number 809185
My Commission Expires
11-3-22

Notary Public in and for State of Iowa