Book 2020 Page 4613

Document 2020 4613 Type 03 001 Pages 2
Date 12/15/2020 Time 11:22:55AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $172.00
Rev Stamp# 564 DOV# 558

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644
Taxpayer: Christopher Halverson and Kirsten Halverson, ~~801 N. Franklin St.~~, Manchester, IA 52057 *905 N. 5th St.
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ryan Holle and Amber Holle, husband and wife, do hereby Convey to Christopher Halverson and Kirsten Halverson, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

That part of Lot Fifteen (15) of the Subdivision of part of the North one-half (N ½) of the Southeast Quarter (SE ¼) and the South one-half (S ½) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. , according to plat recorded in Book A Plats, Page 6, described as commencing at the Southeast corner of said Lot Fifteen (15), and running thence North sixty (60) feet, thence West one hundred thirty two (132) feet, thence South sixty three and one-half (63 ½) feet along the East side of Franklin Street in the City of Manchester, Iowa, to the Southwest corner of said Lot Fifteen (15), thence East one hundred thirty two (132) feet to the point of beginning, except the East twenty six (26) feet thereof.

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: 12-15, 2020.

Ryan Holle, Grantor

Amber Holle, Grantor

STATE OF IOWA, COUNTY OF Buchanan

This record was acknowledged before me on December 15, 2020, by Ryan Holle and Amber Holle, husband and wife.

Signature of Notary Public

NOTARIAL SEAL IOWA

ANDREW J HAUBER
COMMISSION NO. 784331
MY COMMISSION EXPIRES
5/30/2023