Book 2020 Page 4813

Document 2020 4813 Type 03 001 Pages 1
Date 12/23/2020 Time 12:35:02PM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $199.20
Rev Stamp# 579 DOV# 572

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Guy Hawkeye Escrow Co
313 3rd Ave SE
Cedar Rapids IA

Return To/Taxpayer: Matthew Wieser, 133 Gay St., Manchester, IA 52057
Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, Nolan L. Dreesman, a single person, does hereby convey to Matthew Wieser, a single person, the following described real estate in Delaware County, Iowa:

> The North one-half (N ½) of the East sixty six (66.0) feet of the West two-thirds (W 2/3) of Lot Fourteen (14), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, excepting any encroaching instruments wherein the description of adjacent property is made on the supposition that said Lot Fourteen (14) is two hundred ten (210) feet square.

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: December 11, 2020.

Nolan L. Dreesman (Grantor)

STATE OF IOWA, COUNTY OF Delaware, ss.

This record was acknowledged before me this 11th day of December, 2020, by Nolan L. Dreesman.

Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 9-25-21