w/ Hawkeye Escrow Co
313 3rd Ave SE
Cedar Rapids IA
52401

Book 2021 Page 77

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Erick Skogman, Elderkin & Pirnie, PLC, 316 2nd St SE #124, Cedar Rapids, IA 52401 (319) 362-2137

Return Document To/Address Tax Statements: Donald R. Schutz and Roseann Schutz, 1121 North 3rd St, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Dennis C. Shepherd, a single person, by Matthew Shepherd, his attorney-in-fact, does hereby convey to Donald R. Schutz and Roseann Schutz, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

The West one-half (W 1/2) of the South one-half (S 1/2) of Lot Thirteen (13), Henry Acers' Addition to Manchester, Iowa according to plat recorded in Book 1 Plats, Page 1

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: 12-23-2020

Dennis C. Shepherd by Matthew Shepherd, Attorney in Fact
Dennis C. Shepherd by
Matthew Shepherd, Attorney-in-fact

STATE OF Iowa, COUNTY OF Linn

This instrument was acknowledged before me this 20 day of December, 2020 by Matthew Shepherd, attorney-in-fact for Dennis C. Shepherd.

Kristine Baldwin
Notary Public – State of Iowa

NOTARIAL SEAL IOWA
KRISTINE BALDWIN
Commission Number 742874
My Commission Expires
September 25, 2021

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401