Recorded: 1/11/2021 at 8:04:45.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $247.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 134

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: Michael L. Tauke, 828 Sherman Ave, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Jeffrey S. Phillips and Kari J. Phillips, husband and wife, do hereby convey Michael L. Tauke, the following described real estate in Delaware County, Iowa:

Lot Two (2), Block Six (6), Shelden and Harris Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, pages 97-98

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: 1-4-2021

Jeffrey S. Phillips

Kari J. Phillips

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 4 day of January, 2021, by Jeffrey S. Phillips and Kari J. Phillips, husband and wife.

Kristine Baldwin
Notary Public – State of Iowa

KRISTINE BALDWIN
Commission Number 742874
My Commission Expires
September 25, 2021