Recorded: 1/22/2021 at 11:10:15.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $239.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 316

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Shannon W. Sauerbry, 1611 310th Street, Ryan, Iowa 52330

Return Document To:
Shannon W. Sauerbry, 1611 310th Street, Ryan, Iowa 52330

Grantors:
Brian A. Oberreuter and
Kathy J. Oberreuter

Grantees:
Shannon W. Sauerbry

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $10.00 Dollar(s) and other valuable consideration, Brian A. Oberreuter and Kathy J. Oberreuter, husband and wife do hereby Convey to Shannon W. Sauerbry the following described real estate in Delaware County, Iowa:

> The South ten (10) acres of the Southwest fractional Quarter (SW fr 1/4) of the Southwest Quarter (SW 1/4) of Section Eighteen (18), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 95 L.D., Page 338 and also except the East three hundred fifty seven and six hundredths (~~XXX.XX~~ *357.06) 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: January 13, 2021.

Brian A. Oberreuter, Grantor

Kathy J. Oberreuter, Grantor

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on January 13, 2021, by Brian A. Oberreuter and Kathy J. Oberreuter, husband and wife.

JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2021

Signature of Notary Public

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