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Document 2021 432 Type 03 001 Pages 2
Date 2/01/2021 Time 10:38:44AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $79.20
Rev Stamp# 38 DOV# 38

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To/
Prepared by: Maureen A. Gronstal 2007 First Avenue SE (319)363-0101
X Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319)363-9824

Address tax statement: Andrea Hucker, 209 3rd Street NW, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, PATRICIA HUCKER, a single person, does hereby convey to ANDREA HUCKER, a single person, the following described real estate in Delaware County, Iowa:

THE EAST 400' OF THE NE1/4 SE1/4 OF SECTION 29, TOWNSHIP 87 NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This Deed is being given in partial satisfaction of a certain Real Estate Contract for the sale of the above-described real property by and between PATRICIA HUCKER as Seller, and CHRISTOPHER S. HUCKER and ANDREA HUCKER, Buyers, which installment contract is dated July 8, 2016 and recorded July 8, 2016, at Book 2016, Page 1765 in the records of the Delaware County, Iowa Recorder.

The Grantor hereby covenants with Grantee and successors in interest, that she has lawful authority to transfer and convey the real estate; that Grantor holds title to the real estate in fee simple; and that the real estate is free and clear of all liens and encumbrances, except as may be stated above. **Grantor does further hereby covenant with Grantee, and successors in interest, to warrant title and defend the real estate against the lawful claims of all persons or entities except as may be stated above.**

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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 27, 2021

Patricia Hucker
PATRICIA HUCKER

STATE OF IOWA)
) ss
COUNTY OF JONES)

This instrument was acknowledged before me on January 27, 2021, by PATRICIA HUCKER, a single person.



Maureen A. Gronstal
Notary Public in and for the State of Iowa