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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SAMUEL M. DEGREE

Return Document To: Anthony R. Greenwood & Timbre J. N. Greenwood, 20838 247th Street, Delhi, IA 52223
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Address Tax Statement: Anthony R. Greenwood & Timbre J. N. Greenwood, 20838 247th Street, Delhi, IA 52223

WARRANTY DEED

For the consideration of TEN AND NO/100 ($10.00) Dollar(s) and other valuable consideration, JAMES H. WILLEY and BECKY A. WILLEY, husband and wife, do hereby Convey to ANTHONY R. GREENWOOD and TIMBRE J. N. GREENWOOD, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

> Lot One (1) of Willey's Woods Subdivision A Subdivision of Lot 1 of Petlon's River Subdivision and Adjacent Lake Frontage all in Sec. 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 404.

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: 2-10-2021

James H. Willey (Grantor)

Becky A. Willey (Grantor)

STATE OF **IOWA**, COUNTY OF **DELAWRE**

This instrument was acknowledged before me on 2-10-21, by James H. Willey & Becky A. Willey

MORGAN WEBER
Commission Number 748842
My Commission Expires
1-27-23

, Notary Public