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Rev Transfer Tax $660.00
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information:
John A. Bries, 16302 Middle Road, Dubuque, Iowa 52002

Return Document To:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors:
Janet L. Pollock and
Perry Pollock

Grantees:
John A. Bries

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Janet L. Pollock and Perry Pollock, wife and husband do hereby Convey to John A. Bries the following described real estate in Delaware County, Iowa:

An undivided one-half interest in and to the following described real estate:

The North One-Half of the Northwest Quarter of Section 13; the South One-Half of the Southwest Quarter of Section 12; and Lots Nine and Eight of the Subdivision of the North Half of the Southwest Quarter of Section 12 and all that part of Lot Seven of the Subdivision of the North Half of the Southwest Quarter of Section 12, described as commencing at a point 7 chains, 24 1/4 links South of the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 12, running thence west 2 chains, thence South 1 chain, East 2 chains, North 1 chain to beginning, all in Township 87 North, Range 5, West of the 5th P.M., subject to easements and rights of way; except Parcel 2020-125, part of the SE ¼ of the SW¼ of Section 12, and Parcel 2020-126, part of the NE¼ of the NW¼ of Section 13, all in Township 87 North, Range 5, West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2020, Page 4615 of the records of the Delaware County Recorder.

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: 2/4/2021, 2021

Janet L. Pollock

Janet L. Pollock, Grantor

Perry Pollock

Perry Pollock, Grantor

STATE OF Illinois, COUNTY OF Winnebago

This record was acknowledged before me on Feb. 04, 2021, by Janet L. Pollock and Perry Pollock, wife and husband .

SALLY A PAUN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 22, 2023

Sally A Paun

Signature of Notary Public

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