Book 2021 Page 692

Document 2021 692 Type 03 001 Pages 2
Date 2/25/2021 Time 11:20:52AM
Rec Amt $12.00 Aud Amt $10.00
Rev Transfer Tax $358.40
Rev Stamp# 61 DOV# 58

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:
Janet Pollock, 7774 Old River Road, Rockford, Illinois 61103-1138

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

Grantors:
John A. Bries and
Patricia A. Bries

Grantees:
Janet L. Pollock

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, John A. Bries and Patricia A. Bries, husband and wife do hereby Convey to Janet L. Pollock the following described real estate in Delaware County, Iowa:

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

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: February 01, 2021

John A. Bries

John A. Bries, Grantor

Patricia A. Bries

Patricia A. Bries, Grantor

STATE OF **IOWA**, COUNTY OF Dubuque

This record was acknowledged before me on February 01, 2021, by John A. Bries and Patricia A. Bries, husband and wife.

Janine P. Klauer

Signature of Notary Public

NOTARIAL SEAL IOWA
JANINE P KLAUER
Commission Number 817093
My Commission Expires
May 22, 2022