Recorded: 3/9/2021 at 9:37:57.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $80.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 850

Return To: Mary L. Brokaw, 701 Birch Street, Monticello, IA 52310
Preparer: Ashley F. Charnetski, Whitfield & Eddy, P.L.C., 699 Walnut Street, Suite 2000, Des Moines, IA 50309, (515) 288-6041
Taxpayer: Mary L. Brokaw, 102 N Franklin St., Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, GENEVIEVE J. CROSKEY, a single person, hereby conveys to MARY L. BROKAW, a single person, all of the Grantor's right, title, and interest to the following described real estate in Delaware County, Iowa:

> Unit Eight and an undivided 8.70% interest in the land and common elements appurtenant to said Unit, in "Franklin Place, A Condominium" according to Declaration of Submission of Property to Horizontal Property Regime for Franklin Place, A Condominium, recorded in Book 4 Misc., Page 16; same being located on part of Lots One Hundred Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in Book H, L.D., Pages 186-88.

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: 2/25/2021

Genevieve J. Croskey
GENEVIEVE J. CROSKEY (Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on February 25, 2021, 2021 by GENEVIEVE J. CROSKEY.

Mary Kay Starks
Signature of Notary Public

