Recorded: 3/12/2021 at 12:20:41.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $223.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 899

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, Manchester, IA 52057, Phone: 5639274164

Taxpayer Information: Zachary A. Muller, 19044 171st Avenue, Manchester, IA 52057

Return Document To: Zachary A. Muller, 19044 171st Avenue, Manchester, IA 52057

Grantors: Tracy L. Grage and Edward A. Grage

Grantees: Zachary A. Muller

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Hundred Forty Thousand Dollar(s) and other valuable consideration, Tracy L. Grage f/k/a Tracy L. Woods and Edward A. Grage, wife and husband, do hereby Convey to Zachary A. Muller, a single person, the following described real estate in Delaware County, Iowa:

Lot Three (3) of Frankenfeld's Replat of Part of Block Three (3) of Sunset Beach Subdivision, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 159, being also described as that part of Lot Two (2) of Block Three (3), and of the alley in said Block Three (3) of Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20, described as commencing at the Northeast corner of Lot Eight (8) of Block Three (3) of said Subdivision, and running thence North 70° 08' West one hundred eighteen and seventy eight one-hundredths (118.78) feet to the Easterly line of Lakeview Road of said Subdivision, said point being also the Northwest corner of Lot Nine (9) of Block Three (3) of said Subdivision, thence North 22° 10' East along the Easterly line of said Lakeview Road eighty Five (85.0) feet, thence South 77° 34' East to a point which is North 19° 52' East one hundred (100.0) feet from the point of beginning, thence South 87° 35' East sixty one (61.0) feet, thence South 27° 50' West ninety six and three-tenths (96.3) feet, thence North 70° 08' West fifty (50.0) feet, thence South 19° 52' West twenty (20.0) feet to the point of beginning

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: 3-11-21.

Tracy L. Grage, Grantor

Edward A. Grage, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 1/25/2021 by Tracy L. Grage and Edward A. Grage.

TERESA TURNIS
Commission Number 720838
My Comm. Exp. 7-25-21

Signature of Notary Public

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