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Monticello IA 52310

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Mark R. Van Heukelom P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Return to and Address tax statement: Shannon L. Leytem and Tiffany K. Leytem, 302 Helen Street NE, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, LAURA EIBEN, a single person, does hereby convey to SHANNON L. LEYTEM and TIFFANY K. LEYTEM, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SWFR1/4), AND THE NORTH TWENTY (20) ACRES OF THE NORTHWEST FRACTIONAL QUARTER (NWFR1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SWFR1/4) OF SECTION THIRTY (30), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE THREE (3), WEST OF THE FIFTH P.M.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against 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: March 9, 2021.

LAURA EIBEN

By: Laura Eiben Janice Wright (POA)
JANICE KAY WRIGHT, as Attorney-in Fact



STATE OF IOWA,

ss.

COUNTY OF JONES

This instrument was acknowledged before me on March 9 2021 by Janice Kay Wright as Attorney-in Fact for Laura Eiben.

Brian L Gavin
Notary Public in and for said State