Recorded: 3/30/2021 at 12:54:13.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $247.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1119

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George Davis, 225 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Michael and Lisa Trainor, 5580 11th Avenue, Dysart, Iowa 52224

Return Document To: (Name and complete address)
Michael and Lisa Trainor, 5580 11th Avenue, Dysart, Iowa 52224

Grantors:
Albert P. Lucas

Grantees:
Michael Trainor
Lisa Trainor

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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IOWADOCS®

WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Albert P. Lucas, a single person do hereby Convey to Michael Trainor and Lisa Trainor as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa: Lots Five Hundred Seventy One (571) and Five Hundred Seventy Two (572), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285, and that tract described as commencing at the Northeast corner of said Lot Five Hundred Seventy One (571) and running thence North to the center of the channel of the Maquoketa River thence Northwesterly along the center of the channel of said river to a point directly North of the Northwest corner of Lot Five Hundred Seventy Two (572) aforesaid, thence South to the Northwest corner of said Lot Five Hundred Seventy Two (572), thence East to place of beginning; also the West 18 Feet Of Vacated S. 4th Street Adjacent To Lot 571, City of Manchester, Iowa, according to plat recorded in Book 2018, Page 561

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 on March 23, 2021

Albert P. Lucas (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DUBUQUE~~ Delaware

This record was acknowledged before me on March 23, 2021, by Albert P. Lucas, a single person.

SUSAN K MEYER
Commission Number 798639
My Commission Expires
5-9-22

Signature of Notary Public