Recorded: 4/1/2021 at 8:59:30.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $4.20
Combined Fee: $21.20
Revenue Tax: $47.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1154

Prepared by/ Matthew G. Barnd P.O. Box 2804 (319) 363-0101
Return to: Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Address tax statement: Tina Marie Bosler Waggoner
22776 102nd St. Anamosa, IA

WARRANTY DEED
(IN FULFILLMENT OF CONTRACT)

For the consideration of Ten Dollars ($10.00) and other valuable consideration, Tina Marie Bosler Waggoner, does hereby convey to David L. Duggan and Melissa L. Duggan, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

That Part of the East One-Half (E½) of the Southwest Quarter (SW¼) of Section Eighteen (18), Township Eighty Seven (87) North, Range Three (3), West of the Fifth Principal Meridian described as commencing at the Southeasterly Corner of Elmwood Lot in H.A. Carter's Third Addition to Hopkinton, Iowa, thence Southeasterly along the Northerly Line of the Third Street Seventy Three and Five-Tenths (73.5) Feet, thence Northeasterly at Right Angles One Hundred Seventy Two (172.0) Feet to the Point of Beginning; and the Easterly Fifty-One and Five-Tenths (51.5) Feet of Elmwood Lot H.A. Carter's Third Addition to Hopkinton, Iowa, According to Plat Recorded in Book 19 L.D., Page 104A.

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.

This Deed is given in satisfaction of the Real Estate Contract for the sale of the above-described property dated July 21, 2014 and filed on July 21, 2014 in Book 2014 at Page 1756, of the records of the Delaware County, Iowa Recorder. Notwithstanding any express or implied warranties contained herein, Grantor herein makes no express or implied warranties as to title subsequent to the date of the above contract.

This Deed is exempt from filing Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(1).

This Deed was prepared without the benefit of a title search. The preparer of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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 5, 2021.



Tina Marie Bosler Waggoner

STATE OF IOWA)
) ss:
COUNTY OF LINN)

This instrument was acknowledged before me on March 5th, 2021 by Tina Marie Bosler Waggoner.

Notary Public in and for said State