Recorded: 4/1/2021 at 1:06:15.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $383.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1164

Return To/Taxpayer: Matthew A. Uthoff and Heather Marie Uthoff, 101 Golf View Drive, Edgewood, IA 52042
Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Donald J. Zieser and Derra M. Zieser, husband and wife, do hereby Convey to Matthew A. Uthoff and Heather Marie Uthoff, 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:

Lot 18 of Woods Edge Addition to Edgewood, a Subdivision, in Delaware County, Iowa, according to a plat recorded in Book 6 Plats, Page 52.

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: March 15th, 2021.

Donald J. Zieser (Grantor)

Derra M. Zieser (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE ss.

This record was acknowledged before me this 15th day of March, 2021, by Donald J. Zieser and Derra M. Zieser.

Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-2021