Recorded: 4/6/2021 at 9:11:16.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $293.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1223

Return To: Angela & Clinton Brogan, 140 Nelson Cir., Manchester, IA 52057
Taxpayer: Angela & Clinton Brogan, 140 Nelson Cir., Manchester, IA 52057
Preparer: Mark A. Roeder, 119 E Main St, Manchester, IA 52057-1736, Phone: (563) 927-2782

WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Eighty-Four Thousand Dollars ($184,000.00) and other valuable consideration, Miles J. Leonard and Madonna M. Leonard, husband and wife, do hereby convey to Angela M. Brogan and Clinton Brogan, joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

> Lot Thirty-Eight (38) of the Survey and Plat of Nelson's Subdivision of part of the North one-half (N ½) of the South one-half (S ½) of Section Twenty (20), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Pages 2-5,

subject to easements, covenants, and restrictions of record.

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: April 5th, 2021

Miles J. Leonard, Grantor

Madonna M. Leonard, Grantor

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This record was acknowledged before me on April 5th, 2021 by Miles J. Leonard.

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/18/23

Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This record was acknowledged before me on April 5th, 2021 by Madonna M. Leonard.

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/18/23

Signature of Notary Public