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Document 2021 1259 Type 03 001 Pages 2
Date 4/09/2021 Time 9:42:47AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $1,184.80
Rev Stamp# 125

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Matthew R. Nieman, 1861 110th Avenue , Masonville, IA 50654

Return Document To: (Name and complete address)
Matthew R. Nieman, 1861 110th Avenue , Masonville, IA 50654

Grantors:
Robert W. Morris
Mary T. Morris

Grantees:
Matthew R. Nieman

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $741,000.00 Dollar(s) and other valuable consideration, Robert W. Morris and Mary T. Morris, husband and wife do hereby Convey to Matthew R. Nieman the following described real estate in Delaware County, Iowa: The Southeast Quarter (SE ¼) and the Southwest fractional quarter (SWfrl¼) except the North Eighty (80) acres of said Southwest fraction quarter, all in Section Eighteen (18), Township Eighty-Nine (89) North, Range Six (6), West of the Fifth P.M.

This deed is given in fulfillment of a real estate contract filed April 3, 2001 in Book 2001, Page 1032.

This deed is exempt according to Iowa Code 428A.2(1).

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 December 27, 2017.

Robert W. Morris by (Grantor)
Robert Morris, Jr. as Attorney-in-Fact

Mary T. Morris by (Grantor)
Robert Morris, Jr. as Attorney-in-Fact

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 27, 2017, by Robert Morris, Jr. as Attorney-in-Fact for Robert W. Morris and Marry T. Morris.

DACIA WINSTON
Commission Number 792932
My Commission Expires
October 29, 2018

Signature of Notary Public

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