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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

EMV

X PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Ben Waterman and Haley Waterman, 108 Millam Hts., Manchester, IA 52057

Return Document To: Ben Waterman and Haley Waterman, 108 Millam Hts., Manchester, IA 52057

Grantors: Nathan A. Learn and Erin Learn

Grantees: Ben Waterman and Haley Waterman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Nathan A. Learn and Erin Learn, husband and wife, do hereby Convey to Ben Waterman and Haley Waterman, 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 Four (4) of Millam Heights Sub-division of part of Lots Nine (9) and Ten (10) of Subdivision of Southwest Quarter (SW1/4) and South one half (S ½) of the Northwest Quarter (NW1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. according to plat recorded in Book 2 Plats, Pages 49-50.

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 15, 2021, 2021.

Nathan A. Learn, Grantor

Erin Learn, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 15, 2021, 2021 by Nathan A. Learn and Erin Learn, husband and wife.

NOTARIAL SEAL IOWA

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-22

Barbara K. Sailer
Signature of Notary Public