Recorded: 4/21/2021 at 1:27:39.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.60
Combined Fee: $20.60
Revenue Tax: $15.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1450

Prepared by: Mark R. Van Heukelom P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Return to and Address tax statement: William J. Murray, IV, PO Box 25, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, GREGORY C. KEMP a/k/a GREGORY CHARLES KEMP, a single person, does hereby convey to WILLIAM J. MURRAY, IV, the following described real estate in Delaware County, Iowa:

THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH SIDE OF BROADWAY STREET IN THE TOWN OF HOPKINTON, IOWA, SOUTHWARD OF THE SOUTHEAST CORNER OF BLOCK NINE (9) IN SAID TOWN OF HOPKINTON, IOWA, BEARING SOUTH PARALLEL WITH A CONTINUATION OF THE EAST LINE OF SAID BLOCK NINE (9), THENCE RUNNING WEST PARALLEL WITH AND ALONG THE SOUTH SIDE OF BROADWAY STREET NINE (9) RODS, THENCE AT RIGHT ANGLE SOUTH NINE (9) RODS, THENCE AT RIGHT ANGLE EAST NINE (9) RODS, THENCE AT RIGHT ANGLE NORTH NINE (9) RODS TO THE PLACE OF BEGINNING.

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.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against 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.

Gregory C. Kemp

STATE OF IOWA,

ss.

COUNTY OF JONES

This instrument was acknowledged before me on April 15, 2021 by Gregory C. Kemp, a/k/a Gregory Charles Kemp, a single person

Notary Public in and for said State

