Recorded: 4/23/2021 at 8:07:08.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $147.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1482

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Taxpayer Information: Suzanne H. Claude, 17284 191st St, Manchester, Iowa 52057

Return Document To: Suzanne H. Claude, 17284 191st St, Manchester, Iowa 52057

Grantors: Virginia Allen

Grantees: Suzanne H. Claude

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Virginia Allen, a single person, does hereby Convey to Suzanne H. Claude, the following described real estate in Delaware County, Iowa:

Lot Twelve (12) of Arnold's Subdivision of part of the North one-half (N1/2) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5) West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 85.

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: 4-19-21.

Virginia Allen

Virginia Allen, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 4-19-21 by Virginia Allen.

NOTARIAL SEAL IOWA

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

Barbara K. Sailer

Signature of Notary Public

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