Recorded: 4/26/2021 at 2:58:48.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $167.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1511

WARRANTY DEED

Return to: Ryan D. Gerling, 420 Roosevelt Ave., Ste. 110 Burlington, Iowa 52601
Taxpayer: Kari L. Fitzpatrick, 402 W Union St, Edgewood IA 52042
Preparer: Ryan D. Gerling, 420 Roosevelt Ave., Ste. 110 Burlington, Iowa 52601, Phone: (319) 752-4537

For the consideration of One Dollar(s) and other valuable consideration, James Edward Dinan and Susan Marie Dinan, husband and wife do hereby Convey to Kari L. Fitzpatrick the following described real estate in Deleware County, Iowa: Lots Three (3) and Four (4) and that part of the alley lying between said Lots Three (3) and Four (4) and Lots Nine (9) and Ten (10), of Block Two (2), of F.A. Densmore's Second Addition to the Town of Edgewood, Delaware County, Iowa, according to plat recorded in Book 1 Plats, Page 113.

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 04/26/20

James Edward Dinan (Grantor)

Susan Marie Dinan (Grantor)

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on April 26th, 2021, by James E. Dinan and Susan M. Dinan, husband and wife.

NOTARIAL SEAL IOWA
CORY A. RANNEY
Commission Number 711106
My Commission Expires
7-2-22

Signature of Notary Public

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