Recorded: 5/3/2021 at 10:55:47.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $26.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1605

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, Manchester, IA 52057, Phone: 5639274164

Taxpayer Information: Nickolous and Megan Brown, PO Box 153, Colesburg, IA 52035

Return Document To: Nickolous and Megan Brown, PO Box 153, Colesburg, IA 52035

Grantors: Kathie L. Sauerbry

Grantees: Nickolous R. Brown and Megan A. Brown

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of Seventeen Thousand Dollar(s) and other valuable consideration, Kathie L. Sauerbry, single, does hereby Convey to Nickolous R. Brown and Megan A. Brown, 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 Three (3), Block Three (3), First Western Addition to Colesburg, Delaware County, Iowa, according to the Corrected and Amended Plat of the Incorporated Town of Colesburg recorded in Book 1, Page 73-86

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 29, 2021.

Kathie L. Sauerbry

Kathie L. Sauerbry, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 29, 2021 by Kathie L. Sauerbry.

S E C

Signature of Notary Public

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022