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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer: Daniel W. Willems, 641 40th St. S.E., Cedar Rapids, IA 52403, (319) 366-0811
Taxpayer/ Return to: Todd Gifford and Gwyneth Gifford, 25846 225th Ave., Delhi, IA 52223
P.O. Box 265

WARRANTY DEED

For the consideration of 1 Dollar(s) and other valuable consideration, Jeffrey H. Bresson, a single person, hereby Conveys to Todd Gifford and Gwyneth Gifford, husband and wife, as joint tenants with right of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

Lot Three (3) of the Subdivision of Part of Lot Sixteen (16) of H.L.C. First Subdivision of Part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE¼) and Part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Nineteen (19), Township Eighty Eight North (T88N), Range Four West (R4W) of the Fifth P.M. Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 206;

Subject to a perpetual easement to run with this real estate over and across the easterly 50 feet thereof for roadway purposes and for purposes of ingress and egress, and said easement shall be binding on the heirs, successors, and assigns of grantees, togetherwith all easements and servient estates appurtenant thereto and subject to Protective Covenants and Restrictions filed in Book M of Misc. page 117 and waiver of portion of protective covenants and restrictions and deed of conveyance and access set out in Book 0 Misc. page 135; and modification of protective covenants and restrictions set out in Book 0 Misc. page 136, all in the office of the Delaware County, Iowa, Recorder; Grantees by acceptance of this deed to be subject to all restrictions & covenants & amendments thereto, if any & to assume any affirmative duties in connection with same & this deed is being given subject to all of said limitations and affirmative duties; & these duties & restrictions shall be binding on the heirs, successors & assigns of the grantees; & the grantees by acceptance of this deed assume any affirmative duties in connection with the foregoing.

-- together with all easements and servient estates appurtenant thereto

Grantor does Hereby Covenant with grantee(s), and successors in interest, that grantor holds the real estate by title in fee simple; that he/she 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 the lawful claims of all persons except as may be above stated.

Dated: 5/4/2021

Jeffrey H. Bresson(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me on the 4 day of May, 2021 by person(s) known to me to be Jeffrey H. Bresson .

, Notary Public

NOTARIAL SEAL IOWA

DANIEL W. WILLEMS
COMMISSION NO. 166486
MY COMMISSION EXPIRES
10/25/22