Recorded: 3/7/2022 at 12:41:31.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $443.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 776

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Phone: 563-933-4334

Taxpayer Information: Connie K. Miller and Faleisha A. Elston, 202 S. Fleming St., Edgewood, IA 52042

Return Document To: Connie K. Miller, 202 S. Fleming St., Edgewood, IA 52042

Grantors: Donna J. Ludvigson

Grantees: Connie K. Miller and Faleisha A. Elston

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

22-0217IA

RECORDED BY
SECURITY FIRST TITLE CO.
PH. # (815) 235-2900
FAX # (815) 235-9955

WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Donna J. Ludvigson, single, does hereby Convey to Connie K. Miller, single and Faleisha A. Elston, single, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

> Lots Twenty One (21), Twenty Two (22), Twenty Three (23), Twenty Four (24), Twenty Five (25), Twenty Six (26), Twenty Nine (29), Thirty (30), Thirty One (31), Thirty Two (32); Thirty Three (33) and Thirty Four (34), Durfey's Addition to Edgewood, Iowa, according to plat recorded in Book I Plats, Page 140, and that part of Cocking Street in Durfey's Addition to Edgewood, Iowa, lying between the South line of Union Street and the North line of the railroad right of way, except the North five hundred twenty (520) feet thereof, and also except the East ninety four (94) feet of said Lot Twenty Nine (29), and also except the East ninety four (94) feet of the North fourteen (14) feet of said Lot Thirty (30).

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: 3-4-22.

Donna J. Ludvigson, Grantor

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on MARCH 4, 2022 by Donna J. Ludvigson, widowed.

James A. Lizarraga
Commission No. 156575
My Commission Expires
June 21, 2023

Signature of Notary Public

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