Recorded: 12/1/2022 at 1:09:05.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $776.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3535

Return To/Taxpayer: Christopher M. and ~~Samantha J. Scott~~ Abby L. Olson 17080 185th St. Manchester, IA 52057
Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, James O Scott and Samantha J. Scott, husband and wife, do hereby Convey to Christopher M Olson and Abby L. Olson, 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 Five (5) of Fawn Trail being a subdivision of Parcel "C" in Section 17, and Parcel "G" in Section 18; all in Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1694.

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: December 1st, 2022.

James O. Scott (Grantor)

Samantha J. Scott (Grantor)

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 1ST day of December, 2022, by James O. Scott and Samantha J. Scott.

Teresa Turnis
Signature of Notary Public

