Recorded: 12/20/2022 at 2:35:26.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3721

# WARRANTY DEED
Recorder's Cover Sheet

**Preparer Information:**
Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

**Taxpayer Information:**
Scott W. Wallace
2000 – 10th Avenue
Marion, Iowa 52302

**Return Document To:**
Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

**Grantors:**
Scott W. Wallace
Amber S. Clifton
Ryan J. Clifton

**Grantees:**
Scott W. Wallace

**Legal Description:** See Page 2

# WARRANTY DEED

For the consideration of $1.00 and no/100ths----- Dollars and other valuable consideration, **SCOTT W. WALLACE, a single person; AMBER S. CLIFTON, a single person; and RYAN J. CLIFTON, a single person,** do hereby convey to: **SCOTT W. WALLACE,** the following described real estate in Delaware County, Iowa:

The West One-half of the Northeast Quarter (W½ NE¼) and the East One-half of the Northwest Quarter (E½ NW¼) and the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) and the West One-half of the Northeast Quarter of the Southeast Quarter (W½ NE¼ SE¼) and the South one (1) acre of the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section 1, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa.

Monetary consideration is less than $500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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: November 17, 2022.

Scott W. Wallace

Scott W. Wallace

Amber S. Clifton

Amber S. Clifton

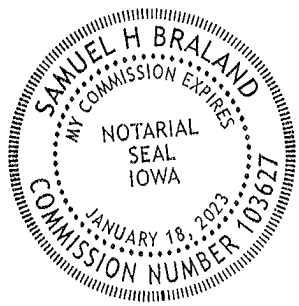
Ryan J. Clifton

Ryan J. Clifton

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STATE OF IOWA, COUNTY OF LINN ss:

This record was acknowledged before me on November 17, 2022 by Scott W. Wallace, Amber S. Clifton and Ryan J. Clifton.




Notary Public