Recorded: 2/21/2025 at 2:41:30.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 466

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Mitchell P. McDonald, 1345 310th Street, Ryan, IA 52330

Return Document To: Mitchell P. McDonald, 1345 310th Street, Ryan, IA 52330

Grantors: Patrick McDonald and DeAnn McDonald

Grantees: Mitchell P. McDonald

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Patrick McDonald and DeAnn McDonald, husband and wife, do hereby Convey to Mitchell P. McDonald, the following described real estate in Delaware County, Iowa:

The West 115 feet of Parcel C, of the NE¼ of the NW¼ of Section 22, T87N, R6W of the 5th PM, Delaware County, Iowa as Recorded in Book 2001 Page 1505.

This deed is exempt according to Iowa Code 428A.2(21).

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: February 21, 2025.

Patrick McDonald, Grantor

DeAnn McDonald, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 21, 2025 by Patrick McDonald and DeAnn McDonald.

Signature of Notary Public

TRACY L. FONCK
Commission Number 223445
My Commission Expires
7-8-2026

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