

311
Fidelity Bank + Trust
PO Box 377
Dyersville, IA 52040

Entered for taxation 3rd day
of July A D 2018
By Carol K. Becker, Auditor
D. Hildbrand, Deputy



Book 2018 Page 1847

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Dan McClean, 401 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-6002

Taxpayer Information: (Name and complete address)

TYLER J. SELLNER, 2146 235TH AVE, MANCHESTER, IOWA 52057

Return Document To: (Name and complete address)

TYLER J. SELLNER, 2146 235TH AVE, MANCHESTER, IOWA 52057

Grantors:

LARRY D. MORRIS
MARY K. MORRIS

Grantees:

TYLER J. SELLNER

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of TEN Dollar(s)
and other valuable consideration, LARRY D. MORRIS AND MARY K. MORRIS, HUSBAND AND WIFE
TYLER J. SELLNER, SINGLE PERSON do hereby Convey to

DELAWARE County, Iowa: PARCEL 2018-58 PART OF THE SW 1/4 - NE 1/4 AND PART OF THE NW 1/4 - SE 1/4 SEC.32, T89N, R4W OF THE 5TH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2018, PAGE 1621.

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 on June 29, 2018.

Larry D. Morris
LARRY D. MORRIS (Grantor)

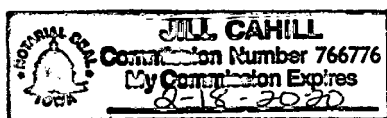
Mary K. Morris
MARY K. MORRIS (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on 6-29-2018, by LARRY D. MORRIS AND MARY K. MORRIS



Jill Cahill
Signature of Notary Public