

Recorded: 12/4/2018 at 3:22:08.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$172.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 3443



WARRANTY DEED

Return to: Teresa L. Frost, 440 S Tama Street, Manchester, IA 52057

Preparer: Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer: Teresa L. Frost, 440 S Tama Street, Manchester, IA 52057

For the consideration of \$108,000.00 Dollar(s) and other valuable consideration, Timothy Cook and Sherilyn Cook, husband and wife

Teresa L. Frost do hereby Convey to

Delaware County, Iowa: The North fifty (50.0) feet of the West one-half (W 1/2) of Lot Twenty Three (23) of A. R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15 L.D., Page 410

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 12-2-2018

Timothy Cook
Timothy Cook (Grantor)

Sherilyn Cook
Sherilyn Cook (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 2, 2018, by Timothy Cook and Sherilyn Cook



Teresa Turnis
Signature of Notary Public