



Book 2019 Page 635

2019 635 Type 03 001 Pages 1
 Date 3/27/2019 Time 11:09:06AM
 Rec Amt \$7.00 Aud Amt \$5.00
 Rev Transfer Tax \$124.00
 Rev Stamp# 83 DOV# 87

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

400
 Title Services Corp
 603 Commercial St
 Waterloo IA
 50701

PREPARER: Nick Strittmatter 123 East First Street PO Box 229 Monticello, IA 52310 Ph 319-465-3531

TAX INFO: Brandon Mettler, 204 Carter St. SW, Hopkinton, IA 52237

RETURN TO: McDonough Real Estate, 202 West First Street, Suite 150, Monticello, IA 52310

WARRANTY DEED

For the consideration of one dollar (\$1.00)----- and other valuable consideration, SHAUN C. FLANAGAN and NICOLE K. FLANAGAN, husband and wife, do hereby convey to BRANDON METTLER, a single person, the following described real estate in Delaware County, Iowa:

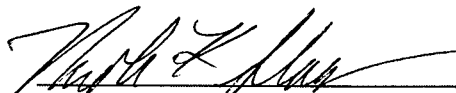
Lot Six (6), Block Six (6), Hopkinton, Iowa, according to plat recorded in Book B L.D., Pages 583-584.

Grantors do hereby covenant with grantee, and successors-in-interest, that grantors hold the real estate by title in fee simple; that grantors 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.

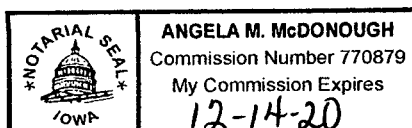
Dated: March 18, 2019.

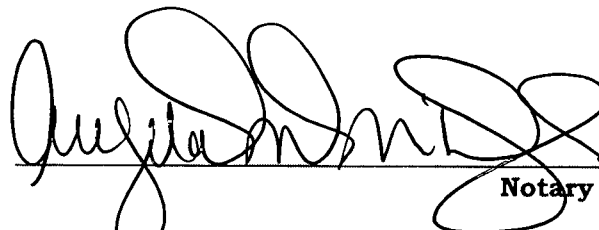

 SHAUN C. FLANAGAN (Grantor)


 NICOLE K. FLANAGAN (Grantor)

STATE OF IOWA, COUNTY OF Jones, §

On this 18th day of March, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared SHAUN C. FLANAGAN and NICOLE K. FLANAGAN, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.




 Notary Public