

Recorded: 6/3/2019 at 4:04:52.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$133.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 1363



WARRANTY DEED

Return to: Jake A. Phelps, 117 Main Street, Colesburg, Iowa 52035
Taxpayer: Jake A. Phelps, 117 Main Street, Colesburg, Iowa 52035
Preparer: George Davis, 225 1st Avenue East Dyersville, Iowa 52040, Phone: (563) 875-9112

For the consideration of Ten (\$10.00) Dollar(s) and other valuable consideration, Eleanor C. Phillips, a single person do hereby Convey to Jake A. Phelps, a single person the following described real estate in Delaware County, Iowa: Lot Eleven (11) and the South one half (S 1/2) of Lot Ten (10), Block Four (4), Colony Addition to Colesburg, Iowa, according to the Corrected and Amended Plat of Colesburg recorded in Book 1 Plats, Pages 73 to 86

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 5/29/2019

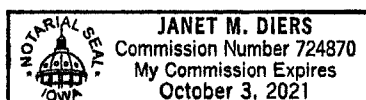
Eleanor C. Phillips

Eleanor C. Phillips (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 5-29-19, by Eleanor C. Phillips, a single person



Janet M. Diers
Signature of Notary Public