

Recorded: 8/8/2019 at 11:21:56.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$239.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2105

This instrument prepared by:
TIM ESTLUND, Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401
Phone No.: (319)298-5605

Mail tax statements and return document to:
Erik R. Munson, 3205 Feather Ridge Rd, Toddville, IA 52341

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Douglas S. Happel and Ann E.**

O'Shaughnessy-Happel, husband and wife, do hereby convey unto **Erik R. Munson, Trustee of the Erik R. Munson Revocable Trust u/d/o December 22, 2010 and Becky L. Munson, Trustee of the Becky L. Munson Revocable Trust u/d/o December 22, 2010**, the following described real estate:

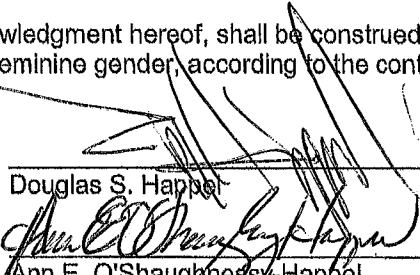
Lot Sixteen (16) of Cedar Acres Subdivision In The SW1/4, Section 24, T88N, R5W Of The 5th P.M. Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 135.

Order No.: MES-87535/TB

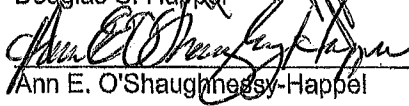
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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



Douglas S. Happel



Ann E. O'Shaughnessy-Happel

STATE OF Connecticut

COUNTY OF Fairfield

) ss: Ridgefield

This instrument was acknowledged before me on August 2 2019 by Douglas S. Happel and Ann E. O'Shaughnessy-Happel, husband and wife.



Notary Public in and for said State

JAMES O. WHITMORE
NOTARY PUBLIC - CONNECTICUT
MY COMM. EXPIRES 05/31/2020