

Recorded: 6/4/2021 at 4:05:50.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$207.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2047

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Brian P. Bjorkgren and Ashley L. Ritter, 2917 180th Ave, Ryan, IA 52330

Return Document To: Brian P. Bjorkgren, 2917 180th Ave, Ryan, IA 52330

Grantors: David W. Miller and Joyce D. Miller

Grantees: Brian P. Bjorkgren and Ashley L. Ritter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, David W. Miller and Joyce D. Miller, husband and wife, do hereby Convey to Brian P. Bjorkgren and Ashley L. Ritter, joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The North one hundred (100.0) feet of the South four hundred ninety five (495.0) feet of the East one hundred sixty (160.0) feet of the Northeast Quarter (NE 1/4) of Section Eight (8), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M.; also Parcel 2016-52 Being Part of the South one-half of the Northeast Quarter of the Northeast Quarter (S 1/2 - NE 1/4 - NE 1/4) of Section 8, Township 87 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2016, Page 1327.

This deed is given in fulfillment of a real estate contract filed June 22, 2016 in Book 2016, Page 1595 of the records of the Delaware County Recorder.

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.

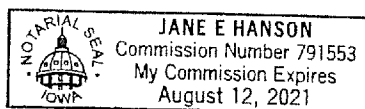
Dated: May 27, 2021.

David W. Miller
David W. Miller, Grantor

Joyce D. Miller
Joyce D. Miller, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 27, 2021 by David W. Miller and Joyce D. Miller, husband and wife.



Jane E. Hanson
Signature of Notary Public