

Recorded: 6/17/2021 at 10:36:19.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$103.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2210

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Andrew J Seyfer, 114 S. Cedar Street, PO Box 351, Monticello, IA 52310, Phone: (319) 363-0101

Taxpayer Information: Camille Rangel, 505 Main Street, Delmar, IA 52037

Return Document To: Camille Rangel, 505 Main Street, Delmar, IA 52037

Grantors: Wesley W. Powelson and Rachelle A. Powelson

Grantees: Camille Rangel

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, WESLEY W. POWELSON and RACHELLE A. POWELSON, husband and wife, do hereby Convey to CAMILLE RANGEL, a married person, the following described real estate in Delaware County, Iowa:

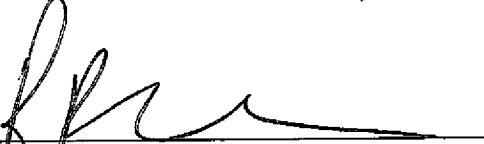
The South one hundred sixty eight (168) feet of the West one-half (W 1/2) of Lot Twenty Two (22) and the South one hundred sixty eight (168) feet of the East seventy and five-tenths (70.5) feet of Lot Twenty One (21) of J. T. Williamson's Addition to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 274.

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.

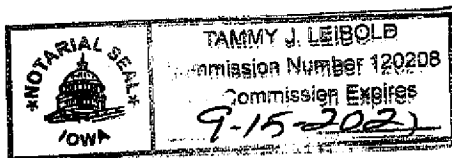
Dated: June 9, 2021

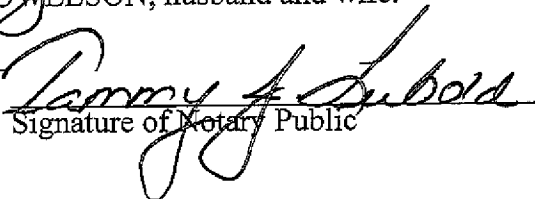

WESLEY W. POWELSON, Grantor


RACHELLE A. POWELSON, Grantor

STATE OF IOWA, COUNTY OF Jones

This record was acknowledged before me on June 9, 2021 by
WESLEY W. POWELSON and RACHELLE A. POWELSON, husband and wife.




Signature of Notary Public