

Recorded: 6/21/2021 at 2:13:51.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$178.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2239

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, Manchester, IA 52057, Phone: 5639274164

Taxpayer Information: Michael and Andrea Carroll, 3087 190th Ave, Ryan, Iowa 52330

Return Document To: Michael and Andrea Carroll, 3087 190th Ave, Ryan, Iowa 52330

Grantors: John Joseph Denes a/k/a John J. Denes and Laurie Ann Denes a/k/a Laura A. Denes

Grantees: Michael J. Carroll and Andrea L. Carroll

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

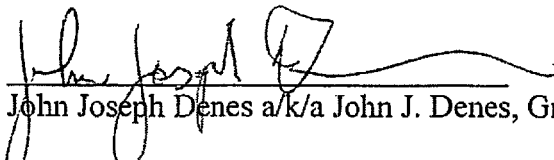
For the consideration of One Hundred Twelve Thousand Dollar(s) and other valuable consideration, John Joseph Denes a/k/a John J. Denes and Laurie Ann Denes a/k/a Laura A. Denes, husband and wife, do hereby Convey to Michael J. Carroll and Andrea L. Carroll, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

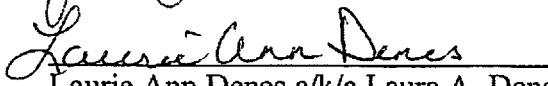
That part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Sixteen (16), Township Eighty Seven (87) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at a point fifty eight and one-half (58 ½) rods North of the Southeast corner of said Section Sixteen (16) and running thence South two hundred thirty eight (238) feet and six (6) inches to the point of beginning, thence West one hundred forty two (142.0) feet, thence South eighty (80.0) feet, thence East one hundred forty two (142.0) feet to the East line of said Section Sixteen (16), thence North eighty (80.0) feet to the point of beginning

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.

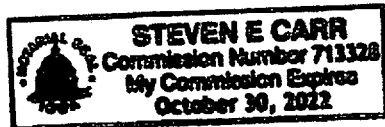
Dated: June 18, 2021.


John Joseph Denes a/k/a John J. Denes, Grantor


Laurie Ann Denes a/k/a Laura A. Denes, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 18, 2021 by John Joseph Denes a/k/a John J. Denes and Laurie Ann Denes a/k/a Laura A. Denes, husband and wife.




Signature of Notary Public