

Recorded: 6/24/2021 at 8:04:13.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2280



WARRANTY DEED

Return to: Timothy T. Schloss, 118 West Mission Street, Strawberry Point, IA 52076

Preparer: Timothy T. Schloss, 118 West Mission Street, Strawberry Point, IA 52076, Phone: (563) 933-2029

Taxpayer: William D. Pettlon, 1013 Sunrise Drive, Manchester, Iowa 52057

For the consideration of ----- One and 00/00----- Dollar(s) and other valuable consideration, Gary C. Ryan, single, Kelle K. Aiken f/k/a Kelle K. Fink and Kenneth Aiken, wife and husband, Shannon P. Ryan and Stephanie Ryan, husband and wife do hereby Convey to William D. Pettlon and Lois M. Pettlon as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in

Delaware County, Iowa:

Lot Fourteen (14) of Meadow Park, A Subdivision Of Part Of The NW 1/4 - NE 1/4, SW 1/4 - NE 1/4, NE 1/4-NW 1/4 And The SE 1/4 -NW 1/4, All Of Section 28, T89N, R5W Of The Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 188.

This deed is exempt according to Iowa Code 428A.2(1).

This deed is in fulfillment of a certain Real Estate Contract dated 7/7/2016 in Volume 2016, Page 1752, of the Records of the County Recorder of Delaware County, Iowa. The transfer is exempt from Declaration of Value and Ground water Hazard Statement as it is, pursuant to Iowa Code Section 428A.2, given in fulfillment of a real estate contract.

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.

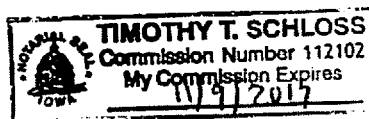
Dated on 7-1-16

Gary C. Ryan, Kelle K. Aiken, Kenneth Aiken
Gary C. Ryan, Kelle K. Aiken, Kenneth Aiken (Grantor)

Shannon P. Ryan, Stephanie Ryan
Shannon P. Ryan, Stephanie Ryan (Grantor)

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on July 1, 2016, by Gary C. Ryan, Kelle Aiken and Kenneth Aiken, Shannon P. Ryan and Stephanie Ryan.



Timothy T. Schloss
Signature of Notary Public