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Date 6/25/2021 Time 11:24:54AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$399.20

Rev Stamp# 232 DOV# 236

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Jane E. Nicholas, 2229 Beaver Ave SE, Cedar Rapids, IA 52403

☒ **Return Document To:** Jane E. Nicholas, 2229 Beaver Ave SE, Cedar Rapids, IA 52403

Grantors: Scott M. Griffin and Lisa J. Griffin

Grantees: Jane E. Nicholas

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Fifty Thousand Dollar(s) and other valuable consideration, Scott M. Griffin and Lisa J. Griffin, husband and wife, do hereby Convey to Jane E. Nicholas, the following described real estate in Delaware County, Iowa:

Lot Four (4) of H.L.C. Third Subdivision of Part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) and of Part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 5 Plat, Page 24

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 24, 2021

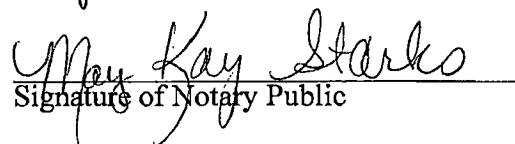

Scott M. Griffin, Grantor


Lisa J. Griffin, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 24, 2021 by
Scott M. Griffin and Lisa J. Griffin, husband and wife.




Signature of Notary Public

