

Chg
GUB Bank



Book 2021 Page 2459

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Erick Skogman, Elderkin & Pirnie, PLC, 316 2nd St SE #124, Cedar Rapids, IA 52401 (319) 362-2137

Return Document To/Address Tax Statements: Karla Nelson, 1122 N 3rd St, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Julie L. Knipper a single person, does hereby convey to Karla Nelson the following described real estate in Delaware County, Iowa:

The North one-half (N 1/2) of the East one-half (E 1/2) of Lot Ninety Six (96), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: 7-6-2021

Julie L. Knipper
Julie L. Knipper

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 6 day of July, 2021, by Julie L. Knipper, a single person.

Kristine Baldwin
Notary Public - State of Iowa

