

Recorded: 7/15/2021 at 11:35:39.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$263.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2544

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Alexis L. Ernst, 417 Hubbard Street, Colesburg, IA 52035

Return Document To: Alexis L. Ernst, 417 Hubbard Street, Colesburg, IA 52035

Grantors: David S. McNichols and Tamara McNichols

Grantees: Alexis L. Ernst

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Sixty-Five Thousand Dollar(s) and other valuable consideration, David S. McNichols and Tamara McNichols, husband and wife, do hereby Convey to Alexis L. Ernst, the following described real estate in Delaware County, Iowa:

Lot Three (3) of the Subdivision of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth Principal Meridian, according to Amended and Corrected Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73 to 86

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: 7/15/2021

David S. McNichols, Grantor

Tamara McNichols, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 7/15/21 by David S. McNichols and Tamara McNichols, husband and wife.

Signature of Notary Public