

Recorded: 7/23/2021 at 2:56:13.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$199.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2669

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Kendra Miller and Eric Bailey, 105 E Lincoln Street, Edgewood, Iowa 52042

Return Document To: Kendra Miller and Eric Bailey, 105 E Lincoln Street, Edgewood, Iowa 52042

Grantors: Ryan P. Juran

Grantees: Kendra Miller and Eric Bailey

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Ryan P. Juran, a single person, does hereby Convey to Kendra Miller and Eric Bailey, joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Clayton County, Iowa:

The West forty (40.0) feet of Lot Two (2), Block Four (4), Gifford's Addition to Edgewood, Iowa, according to plat recorded in Book 1, Plats, Page 6, also that part of the alley in said Lot Four (4) which lies immediately South of the hereinbefore described premises

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: July 23, 2021.

Ryan P. Juran
Ryan P. Juran, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 23, 2021 by
Ryan P. Juran, single.



Susan K Meyer
Signature of Notary Public