

Recorded: 7/28/2021 at 2:47:33.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$231.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2021 PG: 2715

Return To/Taxpayer: Erin N. Digmann, 104 E Howard St., Manchester, IA 52057

Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1<sup>st</sup> Street East, Independence, IA 50644 (319) 334-4488

### WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Matthew L. Glanz and Marcia Glanz, husband and wife, do hereby Convey to Erin N. Digmann, a single person, the following described real estate in Delaware County, Iowa:

#### SEE ATTACHED EXHIBIT A.

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 19, 2021.

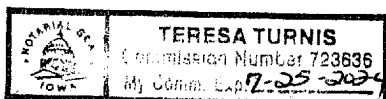
Matthew L. Glanz  
Matthew L. Glanz (Grantor)

Marcia Glanz  
Marcia Glanz (Grantor)

STATE OF IOWA, COUNTY OF Delaware, ss.

This record was acknowledged before me this 19 day of July, 2021, by Matthew L. Glanz and Marcia Glanz.

Teresa Turnis  
Signature of Notary Public



# 723636

## **EXHIBIT A**

**That part of Lot Two Hundred Ninety Three (293), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, described as the East fifty eight (58.0) feet of the South one-half (S½) of said lot; and also that part of the North one-half (N½) of Lot Two Hundred Ninety Three (293) described as commencing at a point on the Easterly line of said lot fifty seven and eleven one-hundredths (57.11) feet North of the Southeast corner of said lot, thence Northerly along the Easterly lot line five (5.0) feet, thence West parallel with the Southerly lot line fifty six and seven one-hundredths (56.07) feet, thence Southerly parallel with the Easterly lot line five (5.0) feet, thence Easterly parallel with the Southerly lot line fifty six and seven one-hundredths (56.07) feet to the point of beginning**