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Date 8/02/2021 Time 10:34:17AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$134.40

Rev Stamp# 302 DOV# 308

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**Return To:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, Iowa 50644  
**Taxpayer:** Melissa J. Lindsay, 162 E. Liberty Street, Manchester, IA 52057  
**Preparer:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644,  
Phone: 319-334-3704

### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Elaine E. Cooksley, a single person, by her Power of Attorneys, Mary Tekippe, Ray Cooksley, and Larry Cooksley, does hereby Convey to Melissa J. Lindsay, a single person, the following described real estate in Delaware County, Iowa:

**The South one half (S ½) of the West fifty (50.0) feet of Lot Twelve (12),  
Burrington's Addition to Manchester, Iowa, according to plat recorded in  
Book I L.D., Page 245, except the North eleven (11.0) feet of said South one-  
half (S ½).**

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 31, 2021.

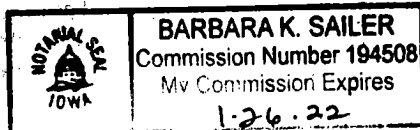
Mary Tekippe  
Mary Tekippe, as Power of Attorney  
for Elaine E. Cooksley

Ray Cooksley  
Ray Cooksley, as Power of Attorney  
for Elaine E. Cooksley

Larry Cooksley  
Larry Cooksley, as Power of Attorney  
for Elaine E. Cooksley

STATE OF IOWA                    )  
                                          )ss  
COUNTY OF DELAWARE        )

This record was acknowledged before me on July 31, 2021,  
by Mary Tekippe, Ray Cooksley, and Larry Cooksley, as Power of Attorneys for Elaine E.  
Cooksley, a single person.



Barbara K. Sailer  
Signature of Notary Public