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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

DW
Return To: Nathaniel William Schwickerath, 2069 170th Street, New Hampton, Iowa 50659
Taxpayer: Carol Ann Ankrom, 2275 110th Avenue, Masonville, Iowa 50654
Preparer: Nathaniel William Schwickerath, 2069 170th Street, New Hampton, IA 50659, Phone: 641-394-5252



WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration, Carol Ann Ankrom, an unremarried widow, does hereby convey to Michael E. Ankrom, Michelle A. Harris and Rodney L. Ankrom, as tenants in common, subject to a life estate and life use reserved by Grantor to the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(11).

That part of SE1/4 SE1/4 Section 6-88-6 Delaware Co, IA desc as comm at the NE corner of said SE1/4 SE1/4, thence W 300 ft along the line fence, thence S 160 ft, thence E 300 ft to the E line of said SE1/4 SE1/4, thence N along said E line 160 ft to pt of beg

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: 7-28-21

Carol Ann Ankrom
Carol Ann Ankrom, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 7-28-2021 by
Carol Ann Ankrom, an unmarried widow.



Jill Goos
Signature of Notary Public