

Recorded: 8/17/2021 at 8:03:34.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$207.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2938

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Tanner D. Shannon, 121 E. Prospect Street, Manchester, Iowa 52057

Return Document To: Tanner D. Shannon, 121 E. Prospect Street, Manchester, Iowa 52057

Grantors: William S. Curtis and Gelian Curtis

Grantees: Tanner D. Shannon

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Thirty Thousand Dollar(s) and other valuable consideration, William S. Curtis and Gelian Curtis, husband and wife, do hereby Convey to Tanner D. Shannon, the following described real estate in Delaware County, Iowa:

The North one-half (N 1/2) of the East forty six (46.0) feet of the West two-thirds (W 2/3), of Lot Eighteen (18), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245; excepting any encroachment instruments of record wherein the description of adjacent property is made on the supposition that the Lot is two hundred ten (210.0) feet square.

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: 8/6/2021

William S. Curtis

William S. Curtis, Grantor

Gelian Curtis

Gelian Curtis, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8/6/21 by William S. Curtis and Gelian Curtis, husband and wife.



Megan Francois
Signature of Notary Public