

Recorded: 8/18/2021 at 9:37:00.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$103.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2955

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: George A Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: David G. Horstman, 413 Church Street, Colesburg, IA 52035

Return Document To: David G. Horstman, 413 Church Street, Colesburg, IA 52035

Grantors: Clayton Braden

Grantees: David G. Horstman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Clayton Braden, a single person, does hereby Convey to David G. Horstman, as a single person, the following described real estate in Delaware County, Iowa:

Lot Nine (9) of the Subdivision of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth Principal Meridian, according to Amended and Corrected Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73-86, except the West sixty (60) feet thereof and except the East one hundred fifty two (152) feet thereof as measured along the North line of said Lot Nine (9).

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: 8/15/2021.

Clayton Braden

Clayton Braden, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 15th, 2021 by Clayton Braden, single.

Janet M. Diers
Signature of Notary Public

