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Date 8/25/2021 Time 3:48:06PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$36.80

Rev Stamp# 352 DOV# 351

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**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: Frederick S. Hogan, 107 5th Avenue NE, Farley, IA 52057

W ☒ **Return Document To:** Frederick S. Hogan, 107 5th Avenue NE, Farley, IA 52057

Grantors: Kent A. Bergstrand

Grantees: Frederick S. Hogan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Twenty-Three Thousand Five Hundred Dollar(s) and other valuable consideration, Kent A. Bergstrand, a single person, does hereby Convey to Frederick S. Hogan, the following described real estate in Delaware County, Iowa:

The South one-half (S $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) of the East one-half (E $\frac{1}{2}$) of Lot Seven (7), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245

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: 8-25-21.

Kent A. Bergstrand
Kent A. Bergstrand, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 25, 2021 by
Kent A. Bergstrand, single.

Steven E Carr
Signature of Notary Public

