

Recorded: 8/31/2021 at 11:32:09.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$252.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3108

Preparer Information: Erick Skogman, Elderkin & Pirnie, PLC, 316 2nd St SE #124, Cedar Rapids, IA 52401 (319) 362-2137

Return Document To/Address Tax Statements: Nicholas J. Sylvester, 100 Gay St, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Abe Miller, a single person, does hereby convey to Nicholas J. Sylvester the following described real estate in Delaware County, Iowa:

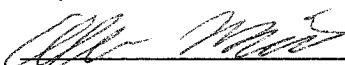
The South 55 feet of the West 96 feet of Lot 17 of Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I. L.D., Page 245

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: 8/18/2021


Abe Miller

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 18 day of August, 2021, by Abe Miller, a single person.


Notary Public - State of Iowa

