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Date 8/31/2021 Time 2:40:21PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$174.40
Rev Stamp# 364 DOV# 365

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To/Taxpayer: Christopher G. Thompson, 436 S. Tama St., Manchester, IA 52057

Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED

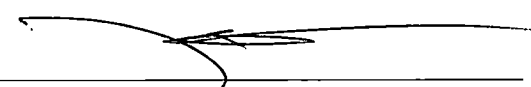
For the consideration of one Dollar(s) and other valuable consideration, Keith P. Platten, a single person, does hereby Convey to Christopher G. Thompson, a married man, the following described real estate in **Delaware** County, Iowa:

The South fifty three (53.0) feet of the West one-half (W1/2) of Lot Twenty Two (22), and the West twenty (20.0) feet of the South forty nine and one-half (49 ½) feet of the East one-half (E1/2) of Lot Twenty Two (22), A. R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15 L.D., Page 410.

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: 8-27-21



Keith P. Platten (Grantor)

STATE OF IOWA, COUNTY OF Delaware, ss.

This record was acknowledged before me this 27 day of August, 2021, by Keith P. Platten.



Signature of Notary Public



PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401