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Date 9/01/2021 Time 11:21:05AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$60.00

Rev Stamp# 365 DOV# 366

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: Matthew J. Strand, 400 W. Honey Creek Drive, Manchester, IA 52057

Return Document To: Matthew J. Strand, 400 W. Honey Creek Drive, Manchester, IA 52057

Grantors: Steven L. Duncan

Grantees: Matthew J. Strand

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

*602
Virginia State Bank
P.O. Box 9
Purn IA 52330*



WARRANTY DEED

For the consideration of Thirty-Eight Thousand Dollar(s) and other valuable consideration, Steven L. Duncan, a single person, does hereby Convey to Matthew J. Strand, the following described real estate in Delaware County, Iowa:

The North one-half (N½) of Lot Forty Two (42) of the Survey and Plat of Nelson's Subdivision of part of the North one-half (N½) of the South one-half (S½) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Pages 2-5

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.

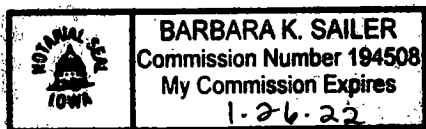
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 26, 2021

Steven L. Duncan
Steven L. Duncan, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 26, 2021 by Steven L. Duncan, single.



Barbara K. Sailer
Signature of Notary Public