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Document 2021 3203 Type 03 001 Pages 2
Date 9/07/2021 Time 3:16:18PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$204.00
Rev Stamp# 386 DOV# 387

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Billi J. Emerson 1224 N 6th St., Manchester, Iowa 52057

Taxpayer: Billi J. Emerson 1224 N 6th St., Manchester, Iowa 52057

Preparer: Daniel H. Swift, Swift Law Firm, 108 N Madison St., Manchester, Iowa 52057
(563) 927-4901



WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, John Keppler and Lee Ann Keppler, husband and wife, does hereby Convey to Billi J. Emerson the following described real estate in Delaware County, Iowa:

Lot Seven (7) of the Plat of Graybill's First Subdivision and Extensions of Line Street and North Sixth Street, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 217

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.

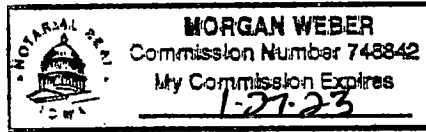
Dated this 7th day of September, 2021



John Keppler, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 7th day of September, 2021 by John
Keppler.



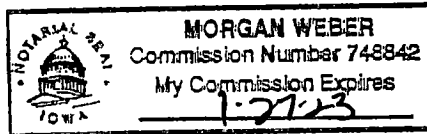
Morgan Weber
Signature of Notary Public

Dated this 7th day of September 2021

Lee Ann Keppler
Lee Ann Keppler, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 7th day of September, 2021 by Lee
Ann Keppler.



Morgan Weber
Signature of Notary Public