

Recorded: 10/1/2021 at 11:09:46.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$383.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3438

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: George A Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Bennett E. Cole, 1417 Candle Road, Manchester, Iowa 52057

Return Document To: Bennett E. Cole, 1417 Candle Road, Manchester, Iowa 52057

Grantors: Zachary A. Ward and Jessie Ward

Grantees: Bennett E. Cole

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Zachary A. Ward and Jessie Ward, husband and wife, do hereby Convey to Bennett E. Cole, as a single person, the following described real estate in Delaware County, Iowa:

Lots Six (6) and Seven (7) and the Southwesterly one-half (SWly1/2) of Lot Five (5) of the Plat of Block One (1) of "Coach House Estates" in Coffins Grove Township, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 155; same being a part of the West one-half (W1/2) of the Southwest Quarter (SW1/4) of Section Twenty Three (23), Township Eighty Nine (89) North, Range Six (6), West of the Fifth Principal Meridian

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: September 27, 2021

Zachary A. Ward
Zachary A. Ward, Grantor

Jessie Ward
Jessie Ward, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 27, 2021 by Zachary A. Ward and Jessie Ward, husband and wife.



Susan K Meyer
Signature of Notary Public