

Recorded: 10/11/2021 at 11:43:33.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$756.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3550

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, Iowa 50644
Taxpayer: Bruce Cole and Stephanie Cole, 1944 315th St., Hopkinton, IA 52237
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Carol A. Cole, a single person, does hereby Convey to Bruce Cole and Stephanie Cole, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

**Parcel D, ~~except Parcel E, all in~~ a division of Parcel C in Section 22,
Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa,
according to plat recorded in Book 2008, Page 3499.**

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.

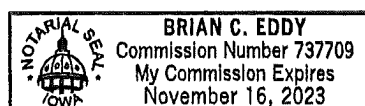
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: April 1, 2021.

Carol A. Cole
Carol A. Cole, Grantor

STATE OF IOWA, COUNTY OF Buchanan

This record was acknowledged before me on April 1, 2021, by
Carol A. Cole, a single person.



Brian C. Eddy
Signature of Notary Public