

Recorded: 10/26/2021 at 10:47:37.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$387.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3752

Return To: Michael A. Saunders and Michaela J. Saunders, 1111 Gales Ave., Manchester, Iowa 52057

Taxpayer: Michael A. Saunders and Michaela J. Saunders, 1111 Gales Ave., Manchester, Iowa 52057

Preparer: Daniel H. Swift, Swift Law Firm, 108 N Madison St., PO Box 207, Manchester, Iowa 52057, (563) 927-4901



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar and other valuable consideration, Jill T. Tracey, a single person, does hereby Convey to Michael A. Saunders and Michaela J. Saunders, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

*,Block One (1),

Lots Seven (7), Eight (8), and Nine (9)* Gales Subdivision to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 93; also a strip of land extending one hundred ninety eight and two-tenths (198.2) feet North and South and twenty (20) feet East and West and abutting on the East side of Lots Seven (7), Eight (8), and Nine (9).

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 12 day of October 2021

JILL T. TRACEY
Grantor

By *Andrew Tracey*
Andrew Tracey, Power of Attorney

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 12 day of October 2021 by Andrew Tracey as Power of Attorney for Jill T. Tracey.

Frank D. Williams
Signature of ~~Notary Public~~
Military Notary 10 U.S.C. 1044a
Frank D. Williams, SrA, USAF

