

Recorded: 11/9/2021 at 9:37:40.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$130.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3940

Preparer Information: Erick Skogman, Elderkin & Pirnie, PLC, 316 2nd St SE #124, Cedar Rapids, IA 52401 (319) 362-2137

Return Document To/Address Tax Statements: Mallory J. Joos, 126 1st ST SE, Hopkinton, IA 52237

WARRANTY DEED – JOINT TENANCY

For the consideration of Ten Dollars and other valuable consideration, Joshua F. Tri, a single person, does hereby convey to Mallory J. Joos, a single person, the following described real estate in Delaware County, Iowa:

The North one-half (N 1/2) of Lot Two (2) and the East Ten (10) feet of the South one-half (S 1/2) of Lot Two (2), Block Ten (10), Carter's Addition to Hopkinton, Iowa, according to plat recorded in Book E L.D., Page 529,

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: 10-30-21

Joshua F. Tri

Joshua F Tri

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 30 day of October, 2021, by Joshua F. Tri, a single person.

Kristine Baldwin
Notary Public – State of Iowa

