

Recorded: 11/12/2021 at 1:51:16.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$239.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3985

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Rachel Marie and Matthew Allen Elliot, 27189 Horseshoe Road, Greeley, IA 52050

Return Document To: George A. Davis, 225 1st Avenue East, Dyersville, Iowa, 52040

Grantors: Benjamin M. Elliot

Grantees : Rachel Marie Elliot and Matthew Allen Elliot

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

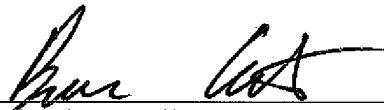
For the consideration of Ten Dollar(s) and other valuable consideration, Benjamin M. Elliot, does hereby Convey to Rachel Marie Elliot and Matthew Allen Elliot, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Five (5), Block One (1), Colesburg, Iowa, according to Corrected and Amended Plat of the Incorporated Town of Colesburg recorded in Book 1 Plats, Page 73 and 86, AND The East Ninety (90) feet of Lot Six (6), Block One (1), Colesburg, Iowa, according to Corrected and Amended Plat of the Incorporated Town of Colesburg recorded in Book 1 Plats, Page 73 and 86

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.

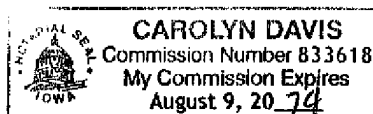
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 12 day of November, 2021.


Benjamin M. Elliot, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on this 12th day of November, 2021 by Benjamin M. Elliot.




Signature of Notary Public