



Book 2021 Page 4072

Document 2021 4072 Type 03 001 Pages 2

Date 11/22/2021 Time 11:35:55AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$47.20

Rev Stamp# 515 DOV# 521

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Monica Hird, PO Box 31, Hopkinton, IA 52237

Return Document To:  Monica Hird, PO Box 31, Hopkinton, IA 52237

Grantors: Catherine Marie Book

Grantees: Monica P. Hird

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty Thousand Dollar(s) and other valuable consideration, Catherine Marie Book, a single person, does hereby Convey to Monica P. Hird, the following described real estate in Delaware County, Iowa:

That part of Lot Four (4), Block Eleven (11) of Hopkinton Addition by H. A. Carter, according to plat recorded in Book E L.D., Page 529, described as commencing at a point two and one-half (2 ½) feet East of the Northwest corner of said Lot Four (4), running thence East twenty one and one-twelfth (21 1/12) feet, thence South to the South line of said Lot Four (4), thence West twenty one and one-twelfth (21 1/12) feet to a point two and one-half (2 ½) feet East of the Southwest corner of said Lot Four (4), thence North to place of beginning

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.

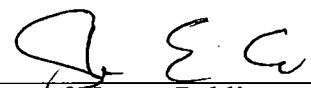
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: November 22, 2021


Catherine Marie Book, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 22, 2021 by Catherine Marie Book, single.


Signature of Notary Public

