

Recorded: 12/20/2021 at 8:05:00.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$351.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4382

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Thomas M. Bright, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001, Phone:
(563) 557-8400 (kmp)

Taxpayer Information:

Chad M. Morarend, 6104 Willow Brook Drive, Asbury, IA 52002

Return Document To:

Chad M. Morarend, 6104 Willow Brook Drive, Asbury, IA 52002

Grantor:

James S. Hemphill

Grantee:

Chad M. Morarend

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, James S. Hemphill, a single person, does hereby Convey to Chad M. Morarend, the following described real estate in Delaware County, Iowa:

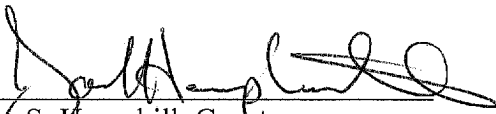
Grantor's entire undivided one-half interest in:

That part of Orchard Lot in Henry Acres' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, and retracement plat recorded in Book 2009, Page 1697, described as commencing at the Northwest corner of said Orchard Lot, and running thence South sixty (60) feet, thence East one hundred forty (140) feet, thence North sixty (60) feet, thence West one hundred forty (140) feet to the point of beginning.

Grantor do Hereby Covenant with grantee, and successors in interest, that grantor holds 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: December 17, 2021

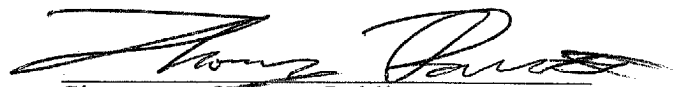

James S. Hemphill, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 17, 2021 by James S. Hemphill.

(insert notary stamp or seal below)




Signature of Notary Public