

Recorded: 12/23/2021 at 3:43:52.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$242.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4454

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Cody J. Begle, 22 East 3rd Street, Earlville, Iowa 52041

Return Document To: Cody J. Begle, 22 East 3rd Street, Earlville, Iowa 52041

Grantors: Christopher J. Dugan, a/k/a Christopher John Dugan and Ashley L. Dugan, f/k/a Ashley L. Roepke, f/k/a Ashley Lynn Roepke

Grantees: Cody J. Begle

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, Christopher J. Dugan, a/k/a Christopher John Dugan and Ashley L. Dugan, f/k/a Ashley L. Roepke, f/k/a Ashley Lynn Roepke, husband and wife, do hereby Convey to Cody J. Begle, as a single person, the following described real estate in Delaware County, Iowa:

Lot One (1), Block Twenty Nine (29), Earlville, formerly Nottingham, Iowa, according to plat recorded in Book I L.D., Page 346, and the North one-half (N 1/2) of the alley abutting the said lot on the South

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 30, 2021

Christopher J. Dugan, a/k/a Christopher John Dugan, Grantor

Ashley L. Dugan, f/k/a Ashley L. Roepke, f/k/a Ashley Lynn Roepke, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 30, 2021 by Christopher J. Dugan, a/k/a Christopher John Dugan and Ashley L. Dugan, f/k/a Ashley L. Roepke, f/k/a Ashley Lynn Roepke, husband and wife.


Signature of Notary Public