

Recorded: 1/7/2022 at 3:10:45.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$255.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 91

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Dennis L. Baumhover, 2615 Dodge Street, Dubuque, IA 52003

Return Document To: Dennis L. Baumhover, 2615 Dodge Street, Dubuque, IA 52003

Grantors: Landen A. Morris

Grantees: Dennis L. Baumhover

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, Landen A. Morris, a single person, does hereby Convey to Dennis L. Baumhover, the following described real estate in Delaware County, Iowa:

That part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at the Southwest corner of Lot Nine (9) of Love's Addition to Manchester, Iowa, and running thence South on the East line of Woodland Drive two hundred seventy two (272) feet, thence South 40° 17' East one hundred ninety one (191.0) feet to the point of beginning, thence North 51° 55' East a distance of one hundred twenty one and eight tenths (121.8) feet, thence South 32° 02' East a distance of one hundred thirty (130.0) feet, thence South 51° 46' West a distance of one hundred two and eight-tenths (102.8) feet to the East Line of Woodland Drive, thence North 40° 17' West one hundred thirty (130.0) feet on the East line of Woodland Drive to the point of beginning; also known as Lot Four (4) of McIntosh First Addition to Manchester, Iowa, according to plat recorded in Book 4 Plats, Page 27

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: December 28, 2021

Landen A. Morris
Landen A. Morris, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 28, 2021 by
Landen A. Morris, single.



Susan K Meyer
Signature of Notary Public