

Recorded: 1/11/2022 at 9:27:23.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$540.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 108

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Derek M. Dzaboff, 16881 185th St, Manchester, IA 52057

Return Document To: Derek M. Dzaboff, 16881 185th St, Manchester, IA 52057

Grantors: Linford D. Kinyon and Marilyn A. Kinyon

Grantees: Derek M. Dzaboff

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, Linford D. Kinyon and Marilyn A. Kinyon, husband and wife, do hereby Convey to Derek M. Dzaboff, a single person, the following described real estate in Delaware County, Iowa:

Lot Sixteen (16) of Pawn Trail being a subdivision of Parcel "C" in Section 17 and Parcel "G" in Section 18; all in Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1694.

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.

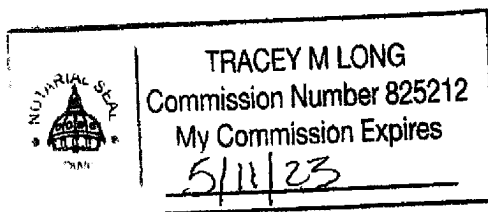
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: December 6, 2021

Linford D. Kinyon
Linford D. Kinyon, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 6, 2021 by
Linford D. Kinyon.



Tracey M Long
Signature of Notary Public

Marilyn A. Kinyon
Marilyn A. Kinyon, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on
Marilyn A. Kinyon.

December 6th 2021 by
Crystal K Salow
Signature of Notary Public

