

Recorded: 1/20/2022 at 2:32:16.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$239.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 222

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Zachary G. Westhoff, 613 W Delaware St, Manchester, Iowa 52057

Return Document To: Zachary G. Westhoff, 613 W Delaware St, Manchester, Iowa 52057

Grantors: Wade F. Brandt and Janice L. Brandt

Grantees: Zachary G. Westhoff

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, Wade F. Brandt and Janice L. Brandt, husband and wife, do hereby Convey to Zachary G. Westhoff, a single person, the following described real estate in Delaware County, Iowa:

Lots Five Hundred Sixty Six (566) and Five Hundred Sixty Seven (567),
Manchester, Iowa, according to plat recorded in Book I L.D., Page 284

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: January 13, 2022

Wade F. Brandt
Wade F. Brandt, Grantor

Janice L. Brandt
Janice L. Brandt, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 13, 2022 by
Wade F. Brandt and Janice L. Brandt, husband and wife.



Tereza J. Greve
Signature of Notary Public