

Recorded: 1/28/2022 at 1:26:35.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 344

Preparer: Tim Estlund, Attorney, 100 1st Ave. NE, Ste 105, Cedar Rapids, IA (319) 364-2120
After recording return to and address tax statement to: Burt and Billie Jo LeClere, 612
Charles St., Manchester, IA 52057

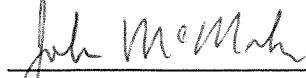
WARRANTY DEED

For consideration of One (\$1.00) Dollar(s) and other good and valuable consideration, JOHN McMAHON, a single person, do/does hereby convey to BURT LeCLERE AND BILLIE JO LeCLERE the following described real estate located in Delaware County, Iowa:

Lot Nine (9), Paxson's Addition to Manchester, Iowa, according to plat recorded in Book 1, Plats, Page 116. Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

Exempt from DOV, GWH and RS as corrective of the deed recorded September 22, 2015, at Book 2015, Page 2575. Section 428A.2(10)

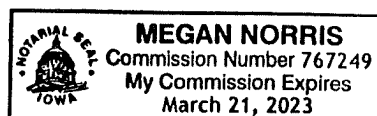
Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.



John McMahon

STATE OF Iowa, COUNTY OF Linn ss:

This instrument was acknowledged before me on January 28, 2022, by John McMahon, a single person.




Notary Public, State of Iowa
My commission expires: March 21, 2023