

Recorded: 2/3/2022 at 8:01:31.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$87.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 404

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319)363-8285

Return Document To/Address Tax Statements: Jeff C. Snow and Vanessa G. Snow, 1078 S 3rd ST, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Burton Forrest LeClere II aka Burton Forest LeClere II aka Burton LeClere II and Kara LeClere, husband and wife, do hereby convey to Jeff C. Snow and Vanessa G. Snow, husband and wife as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lots Eight (8) and Nine (9) of Paxson's Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 116,
Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

This Deed is given and accepted in complete fulfillment of real estate contract for the sale of the above described property dated September 10, 2021 and recorded September 13, 2021 in book 2021 at Page 3266 in the Office of the Delaware County, Iowa.

Declaration of Value exemption No. 1.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: 02-02-2022

Burton Forrest LeClere II

Burton Forrest LeClere II aka Burton Forest LeClere II
aka Burton LeClere II

Kara LeClere

Kara LeClere

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 2 day of February, 2022 by Burton Forrest LeClere II aka Burton Forest LeClere II and Kara LeClere, husband and wife.

Kristine Baldwin
Notary Public - State of Iowa

