

Recorded: 2/4/2022 at 8:08:11.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$284.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 422

This instrument prepared by:
TIM ESTLUND, Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401
Phone No.: 515-453-4661

Mail tax statements and return document to:
Christina L. Mozingo, 941 N Franklin St, Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Peyton Larsen and Mikayla E. Larsen f/k/a Mikayla E. Hartl**,^{*} do hereby convey unto **Christina L. Mozingo**, the following described real estate:
***HUSBAND AND WIFE**

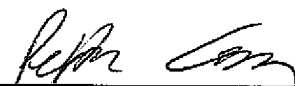
The North sixty five (65.0) feet of the West one hundred eighty (180.0) feet of Lot Twenty Two (22), and the South two (2.0) feet of the West one hundred eighty (180.0) feet of Lot Twenty Three (23), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

Order No.: 808-21056/BJK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.


Peyton Larsen


Mikayla E. Larsen f/k/a Mikayla E. Hartl

STATE OF Iowa)
COUNTY OF Linn) SS:

This instrument was acknowledged before me on January 26th 2022 by Peyton Larsen and Mikayla E. Larsen f/k/a Mikayla E. Hartl.


Notary Public in and for said State

