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Date 2/08/2022 Time 12:25:47PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$13.60

Rev Stamp# 77 DOV# 73

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: John W. Harris, 607 Sycamore St. Ste. 500, PO Box 928, Waterloo, IA 50704, Phone: (319) 234-0535

Taxpayer Information: Terrance A. Walen, PO Box 691, Gilbertville, IA 50634

Return Document To: Terrance A. Walen, PO Box 691, Gilbertville, IA 50634

Grantors: Alan J. Fox and Angela L. Fox

Grantees: Terrance A. Walen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Alan J. Fox and Angela L. Fox, do hereby convey to Terrance A. Walen, the following described real estate in Delaware County, Iowa:

Lot 71, according to the Plat of Clair View Acres at Delhi, Iowa, in Sections 23 and 26, Milo Township, Delaware County, Iowa, as prepared by Bartels, McMahan, LeMay, Haas, and Baule Engineering Company dated June 1, 1970, as filed in the Delaware County Recorder's Office in Book 2, Plats, Page 200.

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: 2-7-22

Alan J. Fox
Alan J. Fox, Grantor

Angela Fox
Angela L. Fox, Grantor

STATE OF IOWA, COUNTY OF BLACK HAWK

This record was acknowledged before me on February 7th, 2022 by Alan J. Fox and Angela L. Fox.

Dawn Ristvedt
Signature of Notary Public

