

Recorded: 3/29/2022 at 10:11:06.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$151.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 994

This instrument prepared by:
Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401
Phone No.: 319-378-6768

Mail tax statements and return document to:
Broghammer Properties LLC, 202 E Butler Street, 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, **Matthew Fousek, a single person**, does hereby convey unto **Broghammer Properties LLC**, the following described real estate:

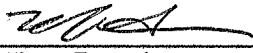
The East fifty two (52.0) feet of Lot Twenty (20), Manchester, Iowa, according to the plat recorded in Book I L.D., Page 284

Order No.: 808-21699/EA

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 covenants 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.

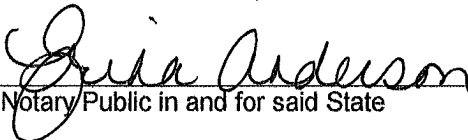
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.



Matthew Fousek

STATE OF Iowa)
COUNTY OF Linn) SS:

This instrument was acknowledged before me on March 24 2022 by Matthew Fousek, a single person.



Notary Public in and for said State

