

Recorded: 4/1/2022 at 9:01:33.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$159.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 1057

Return To: Kendrick, Inc., P.O. Box 457, Edgewood, IA 52042

Taxpayer: Kendrick, Inc., P.O. Box 457, Edgewood, IA 52042

Preparer: Cody J. Reimer, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926



### WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, James M. West and Ashley West, husband and wife, does hereby Convey to Kendrick, Inc., an Iowa Corporation, the following described real estate in Delaware County, Iowa:

Lot Three (3), and the North ten (10.0) feet of Lot Four (4), F.A. Densmore's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 88.

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: 3/23, 2022.

James M. West  
James M. West, Grantor

Ashley West  
Ashley West, Grantor

TRACY SCHRADER  
Notarial Seal - Iowa  
Commission Number 836189  
My Commission Expires Dec 10, 2024

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on march 23, 2022, by James M. West and Ashley West, husband and wife.

Tracy Schrader  
Signature of Notary Public