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Date 4/04/2022 Time 8:03:28AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$114.40

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Return To: Stephanie A. Saller, of Roberts & Eddy, P.C., 2349 Jamestown Ave. Ste. 4, Independence, IA 50644  
Taxpayer: Joshua R. Demmer, 17040 185th Street, Manchester, IA 52057  
Preparer: Stephanie A. Saller, of Roberts & Eddy, P.C., 2349 Jamestown Ave. Ste. 4, Independence, IA 50644,  
Phone: (319) 334-3704

## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ann M. Meyer, a single person, does hereby Convey to Joshua R. Demmer, a single person, the following described real estate in Delaware County, Iowa:

The South 19 feet of the North 24 of Lot 142 in the City of Manchester, Iowa and the South 19 feet of the North 24 feet of the East 46 feet of Lot 143 in the City of Manchester, Iowa and all right, title and interest received by C.C. Bradley and W.B. Sherman in a certain easement conveying to C.C. Bradley and W.B. Sherman by a certain deed recorded in the office of the Delaware County Recorder in Book E of Misc., Page 221.

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.

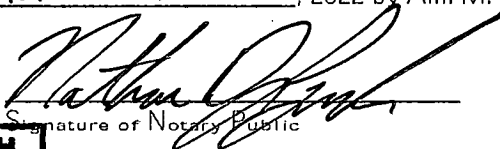
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: MARCH 31, 2022.

  
Ann M. Meyer, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on MARCH 31, 2022 by Ann M. Meyer, a single person.

  
Signature of Notary Public

