

Recorded: 4/6/2022 at 9:11:50.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$143.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1109

Return To: Matthew D. O'Connell, 4377 Quail Trail Drive, Marion, IA 52302

Taxpayer: Matthew D. O'Connell, 4377 Quail Trail Drive, Marion, IA 52302

Preparer: A J Flickinger, 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Gerald V. Downs and Karla J. Downs, husband and wife, do hereby Convey to Matthew D. O'Connell, as a single person, the following described real estate in Delaware County, Iowa:

Lot Eight (8) and the West Twenty-Two (22) fee of Lot Nine (9), Block Seven (7), Hobbs Addition to Delhi, Iowa, according to plat recorded in Book D L.D., Pages 516-517.

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.

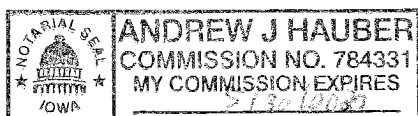
Dated: 4/5/2022

Gerald V. Downs
Gerald V. Downs, Grantor

Karla J. Downs
Karla J. Downs, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on April 5 2022 by
Gerald V. Downs and Karla J. Downs, husband and wife.



Andrew J. Hauber
Signature of Notary Public