

Recorded: 5/17/2022 at 11:47:45.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$287.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1592

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Charles A. Amsbary, 200 Marie Avenue, Elk Run Heights, IA 50704

Return Document To: Charles A. Amsbary, 200 Marie Avenue, Elk Run Heights, IA 50704

Grantors: Todd E. McManus and Kelly J. McManus

Grantees: Charles A. Amsbary

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

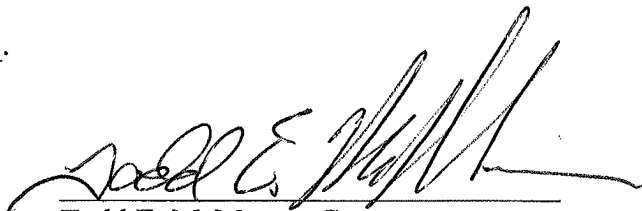
For the consideration of Ten Dollar(s) and other valuable consideration, Todd E. McManus and Kelly J. McManus, husband and wife, do hereby Convey to Charles A. Amsbary, the following described real estate in Delaware County, Iowa:

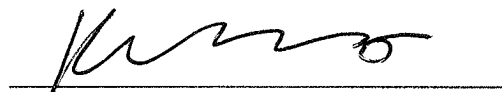
Lot One Hundred Eleven (111) of "Clair-View Acres at Delhi, Iowa" in Sections 23 and 26, Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200; also Parcel T Part Of Lot 117 And Part Of Vine Avenue Of Clair View Acres, Section Twenty-Six, Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2000, Page 2564

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: 05-13-2022.


Todd E. McManus, Grantor


Kelly J. McManus, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on MAY 13, 2022 by
Todd E. McManus and Kelly J. McManus, husband and wife.




Signature of Notary Public