

Recorded: 5/31/2022 at 9:12:57.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$42.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1700

Prepared by Mark Van Heukelom
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804 FAX

(319) 363-0101
(319) 363-9824

Return to and Address tax statement: Randy R. Brown and Nichole L. Brown, 1725 195th Street, Manchester, Iowa 52057

W A R R A N T Y D E E D

For the consideration of Ten Dollars and other valuable consideration, NICHOLAS J. LEWIN and KASEY JO LEWIN, husband and wife, ("Grantors") do hereby convey to RANDY R. BROWN and NICHOLE L. BROWN, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, ("Grantees") the following described real estate in Delaware County, Iowa:

LOT TWO (2) OF KRAMER'S SUBDIVISION A SUBDIVISION OF PART OF LOT 1 AND LOT 2 OF H. LOOP PLACE IN THE SE ¼ – SW ¼ OF SECTION 18 AND IN THE NE ¼ - NW ¼ OF SECTION 19, ALL IN T87N, R3W OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2018, PAGE 2055

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the above-described real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey said real estate; that said real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend said real estate against the lawful claims of all persons except as may be above stated.

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: May 25, 2022

Nich

Nicholas J. Lewin

Kasey Jo Lewin

STATE OF IOWA
COUNTY OF Jones ss.

This instrument was acknowledged before me on May 25, 2022, by Nicholas J. Lewin and Kasey Jo Lewin, husband and wife.

Cheryl Peters

Notary Public in and for said State

