

Recorded: 5/31/2022 at 2:23:27.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$207.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1706

Return To: Jared J. Coyle, 836 E. Howard Street, Manchester, IA 52057
Taxpayer: Jared J. Coyle, 836 E. Howard Street, Manchester, IA 52057
Preparer: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164



WARRANTY DEED


For the consideration of One Hundred Thirty Thousand Dollar(s) and other valuable consideration, Curtis A. Wolf, a single person, does hereby Convey to Jared J. Coyle, the following described real estate in Delaware County, Iowa:

The West seventy three and twenty-three one-hundredths (73.23) feet of the East one hundred thirty three and twenty-three one-hundredths (133.23) feet of the South one half (S½) of Lot Nineteen (19), Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Page 484; also described as Lot Five (5) of Cooke's Sub-Division of Lot 19 & East 21 feet Lot 20 Iowa Land Co. Addition to Manchester Iowa, according to plat recorded in Book 2 Plats, Page 44

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.

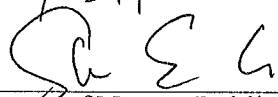
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 31, 2022


Curtis A. Wolf, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 31, 2022 by
Curtis A. Wolf, single.


Signature of Notary Public

