

Recorded: 6/1/2022 at 2:58:59.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$278.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 1716

This instrument prepared by:  
TIM ESTLUND, Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401  
Phone No.: 515-453-4661

Mail tax statements and return document to:  
Zachary J. Ryan, 307 Morton St, Ryan, IA 52330

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## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Derrick L. Schmidt a/k/a Derrick Lake Schmidt and Emily Schmidt, a married couple**, do hereby convey unto **Zachary J. Ryan**, the following described real estate:


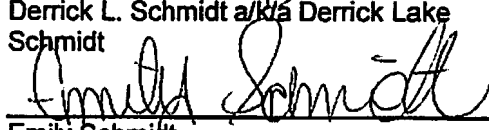
**Lot Three (3), Block Sixteen (16), Ryan, Iowa, according to plat recorded in Book 1 Plats, Page 42.**

Order No.: 808-22277/BJK

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**


Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

  
Derrick L. Schmidt a/k/a Derrick Lake  
Schmidt  
  
Emily Schmidt

STATE OF Iowa )  
COUNTY OF Linn ) SS:

This instrument was acknowledged before me on May 25<sup>th</sup> 2022 by Derrick L. Schmidt a/k/a Derrick Lake Schmidt and Emily Schmidt, a married couple.

  
Notary Public in and for said State

