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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$543.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Plus
Return to
RIVER RIDGE ESCROW CO
4056 GLASS ROAD NE
CEDAR RAPIDS IA 52402

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319)363-8285

~~Return Document To~~/Address Tax Statements: Zachary T. Brown and Jennifer Pannocchia, 2034 145th Ave,
Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Steven D. Proctor and Kimberly A. Proctor, husband and wife, do hereby convey to Zachary T. Brown and Jennifer Pannocchia, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Parcel 2018-78 Part of Parcel B and Part of Parcel 2016-62 In the SW 1/4 - NE 1/4; In Section 26, T89N, R6W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 2224

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: 6-1-2022

Steven D. Proctor

Steven D. Proctor

Kimberly A. Proctor

Kimberly A. Proctor

STATE OF Iowa COUNTY OF Delaware

This instrument was acknowledged before me this 1 day of June, 2022 by
Steven D. Proctor and Kimberly A. Proctor, husband and wife.

Kristine Baldwin
Notary Public - State of Iowa

