

Recorded: 6/10/2022 at 3:10:12.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$527.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 1812

This instrument prepared by:  
**J.K. Robison**  
**Allen, Vernon & Hoskins, P.L.C.**  
**1317 7th Ave., Suite 210**  
**Marion, IA 52302**  
**Telephone 319-377-9441**

Return Document to:

Name and address of person to whom property tax statement should be mailed  
**Shawn M. Flannagan and Shelby C. Flannagan, 1709 320th St., Ryan, IA 52330**

### WARRANTY DEED

For the consideration of One and no/100 Dollar(s) and other valuable consideration, **Thomas P. Flannagan and Deborah A. Flannagan, husband and wife**, does hereby Convey to **Shawn M. Flannagan and Shelby C. Flannagan, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Delaware** County, Iowa, to wit:

**PARCEL 'A', PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, T87N, R5W OF THE 5TH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1999, PAGE 3154.**

Grantors do Hereby Covenant with grantees, and successors in interest, that said 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.

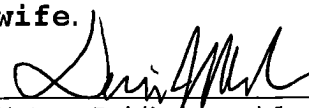
Words and phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

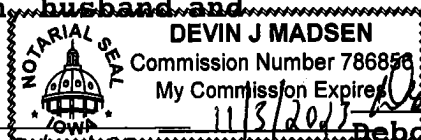
STATE OF IOWA, LINN COUNTY, ss:

DATED: 6-7-2022

This instrument was acknowledged before me  
on this 7th day of JUN, 2022  
by **Thomas P. Flannagan and**  
**Deborah A. Flannagan, husband and**  
**wife.**

  
**Thomas P. Flannagan**

  
Notary Public in and for the State of Iowa  
My Commission Expires: 11/3/2025



  
**Deborah A. Flannagan**