

Recorded: 6/17/2022 at 3:39:33.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$223.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1887

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Matthew Beatty, 2610 Pilot Road, Greeley, IA 52050

Return Document To: Matthew Beatty, 2610 Pilot Road, Greeley, IA 52050

Grantors: William D. Cozad Jr. a/k/a William D. Cozad and Judy G. Hart-Cozad

Grantees: Matthew Beatty

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Forty Thousand Dollar(s) and other valuable consideration, William D. Cozad Jr. a/k/a William D. Cozad and Judy G. Hart-Cozad, husband and wife, do hereby Convey to Matthew Beatty, the following described real estate in Delaware County, Iowa:

Parcel 'G' Being Part Of Lot 2 Of Harbaugh's First Addition In Section 2, Township 90 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2009, Page 1546; also Parcel B - Part of Parcel A of the NW Fr. ¼ Of Section 2, T90N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 62; also Parcel 'D' Being Part of the Northwest Quarter of the Southwest Quarter (NW¼-SW¼) in Section 2, Township 90 North, Range 4 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 876

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.

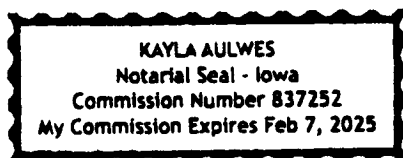
Dated: June 14, 2022.

William D. Cozad Jr a/k/a William D. Cozad., Grantor

Judy G. Hart-Cozad, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 14, 2022 by William D. Cozad Jr. a/k/a William D. Cozad and Judy G. Hart-Cozad, husband and wife.


Signature of Notary Public