

Recorded: 6/27/2022 at 2:01:50.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$143.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 1978

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** Blake Schrader, 518 E. Prospect Street, Manchester, Iowa 52057

**Return Document To:** Blake Schrader, 518 E. Prospect Street, Manchester, Iowa 52057

**Grantors:** Shelly Schrader and Todd Schrader

**Grantees:** Blake Schrader

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

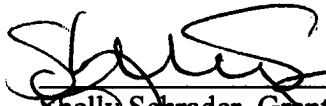
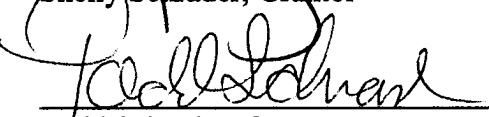
For the consideration of Ten Dollar(s) and other valuable consideration, Shelly Schrader and Todd Schrader, wife and husband, do hereby Convey to Blake Schrader, a single person, the following described real estate in Delaware County, Iowa:

The East sixty (60) feet of the West one hundred eighty (180) feet of the South one hundred fifteen (115) feet of that part of Lot Nine (9) of the Subdivision of the Southwest Quarter (SW1/4) and the South one-half (S1/2) of the Northwest Quarter (NW1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to the plat recorded in Book A Plats, Page 4, that lies North of Prospect Street in Manchester, Iowa.

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.

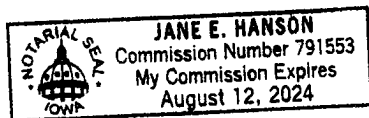
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

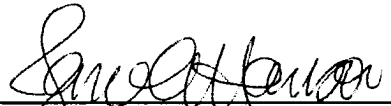
Dated June 23, 2022.

  
Shelly Schrader, Grantor  
  
Todd Schrader, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 23, 2022 by Shelly Schrader and Todd Schrader, wife and husband.



  
Signature of Notary Public