

Recorded: 7/8/2022 at 2:33:28.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$423.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2087

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Kyle Lendt, 1167 295th Avenue, Colesburg, Iowa 52035

Return Document To: Kyle Lendt, 1167 295th Avenue, Colesburg, Iowa 52035

Grantors: Nicholas P. Kirby

Grantees: Kyle Lendt

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, Nicholas P. Kirby, a single person, does hereby Convey to Kyle Lendt, the following described real estate in Delaware County, Iowa:

Parcel A in the Southeast Quarter (SE 1/4) of Section Eight (8), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 6, Plats, Page 133

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.

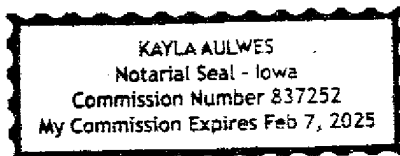
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 7-7-22

Nicholas P Kirby
Nicholas P. Kirby, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 7th July 2022 by
Nicholas P. Kirby, single.



Kayla Aulwes
Signature of Notary Public