

Recorded: 8/3/2022 at 10:58:06.0 AM
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: 2318

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: George Davis, 225 First Avenue East, Dyersville, Iowa 52040 563-875-9112

Taxpayer Information: Jason Behel and Austin Mensen, 10701 225th Avenue, Anamosa, IA 52205

Return Document To: Jason Behel and Austin Mensen, 10701 225th Avenue, Anamosa, IA 52205

Grantors: Richard Lee Tyler

Grantees: Jason Behel and Austin Mensen

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, Richard Lee Tyler, a single person, does hereby Convey to Jason Behel and Austin Mensen, as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Seventy (70) of "Clair-View Acres at Delhi, Iowa" in Sections 23 and 26, Milo Township, Delaware County, Iowa, according to plat recorded in Book 2, Plats, Page 200

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: July 25, 2022

Richard Lee Tyler
Richard Lee Tyler, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on July 25, 2022 by
Richard Lee Tyler, single.



Susan K Meyer
Signature of Notary Public