

Recorded: 10/31/2022 at 8:53:51.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$839.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3261

Return To/Taxpayer: James O. Scott and Samantha J. Scott 17080 185th St., Manchester, IA 52057
Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Michael E. Ward, a single person, does hereby Convey to James O. Scott and Samantha J. Scott, 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:

That part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Thirty One (31), Township Ninety (90) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the Northwest corner of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), and running thence East on the North line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) a distance six hundred ninety (690.0) feet, thence South four hundred twenty five (425.0) feet, thence Westerly to a point on the West line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) which point is three hundred eighty (380.0) feet South of the point of beginning, thence North three hundred eighty (380.0) feet to the point of beginning.

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: 10 - 27 - , 2022.

Michael E. Ward

Michael E. Ward (Grantor)

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 27 day of October, 2022, by Michael E. Ward.

