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Document 2022 3554 Type 03 001 Pages 2  
Date 12/02/2022 Time 12:44:17PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$293.60

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Return To Taxpayer: Marissa A. Duarte, 18850 173<sup>rd</sup> Ave, Manchester IA 52057  
Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1<sup>st</sup> Street East, Independence, IA 50644 (319) 334-4488

**WARRANTY DEED**

For the consideration of one Dollar(s) and other valuable consideration, Richard L. Beaudine and Marilyn I. Beaudine, husband and wife, does hereby Convey to Marissa A. Duarte the following described real estate in Delaware County, Iowa:

**Lots Sixteen (16) and Seventeen (17), Block One (1), Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 20, said lots being a part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Said Section Seventeen (17); excepting rights of flowage**

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: 11-29-2022

Richard L. Beaudine  
Richard L. Beaudine (Grantor)  
By Marilyn Beaudine, POA

Marilyn I. Beaudine  
Marilyn I. Beaudine (Grantor)

PLEASE RETURN TO:  
HAWKEYE ESCROW COMPANY  
313 3RD AVE SE  
CEDAR RAPIDS, IA 52401

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 29<sup>th</sup> day of December, 2022, Richard L. Beaudine\* and Marilyn I. Beaudine.

Teresa Turnis  
Signature of Notary Public



\*by Marilyn Beaudine, attorney-in-fact