

Recorded: 5/31/2023 at 10:22:35.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$356.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1205

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Laura B. Bradley, 1411 220th Street, Manchester, IA 52057

Return Document To: Laura B. Bradley, 1411 220th Street, Manchester, IA 52057

Grantors: Jennifer L. Butler

Grantees: Laura B. Bradley

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Twenty-Three Thousand Two Hundred Fifty Dollar(s) and other valuable consideration, Jennifer L. Butler, a single person, does hereby Convey to Laura B. Bradley, the following described real estate in Delaware County, Iowa:

Lot Four (4) of Knipp's First Subdivision of the South one-half (S½) of the Southwest Quarter (SW¼) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Six (6), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 57; also described as commencing at a point thirty three (33) feet North and four hundred fifty (450) feet East of the Southwest corner of Section Thirty Five (35), Township Eighty Nine (89) North, Range Six (6), West of the Fifth Principal Meridian, thence North two hundred (200) feet, thence East one hundred fifty (150) feet, thence South two hundred (200) feet, thence West one hundred fifty (150) 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: 5-24-2023



Jennifer L. Butler
Jennifer L. Butler, Grantor

STATE OF IOWA, COUNTY OF DELAWARE Black Hawk

This record was acknowledged before me on 5-24-2023 by Jennifer L. Butler.



Patricia Coleman
Signature of Notary Public