

Recorded: 6/6/2023 at 10:58:51.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$215.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1264

**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:** Samuel J. Ruba, 3087 190<sup>th</sup> Avenue, Ryan, IA 52330

**Return Document To:** Samuel J. Ruba, 3087 190<sup>th</sup> Avenue, Ryan, IA 52330

**Grantors:** Michael J. Carroll and Andrea L. Carroll

**Grantees:** Samuel J. Ruba

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED


For the consideration of One Hundred Thirty-Five Thousand Dollar(s) and other valuable consideration, Michael J. Carroll and Andrea L. Carroll, husband and wife, do hereby Convey to Samuel J. Ruba, the following described real estate in Delaware County, Iowa:

That part of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Sixteen (16), Township Eighty Seven (87) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at a point fifty eight and one-half (58½) rods North of the Southeast corner of said Section Sixteen (16) and running thence South two hundred thirty eight (238) feet and six (6) inches to the point of beginning, thence West one hundred forty two (142.0) feet, thence South eighty (80.0) feet, thence East one hundred forty two (142.0) feet to the East line of said Section Sixteen (16), thence North eighty (80.0) 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.

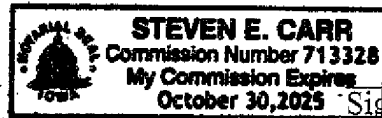
Dated: May 26, 2023

  
Michael J. Carroll, Grantor

  
Andrea L. Carroll, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 26, 2023 by Michael J. Carroll and Andrea L. Carroll.



  
Signature of Notary Public