

Recorded: 6/9/2023 at 3:57:43.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$495.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1301

**WARRANTY DEED JOINT TENANCY
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: Richard and Sarah Howard, 3276 State Hwy 38, Hopkinton, IA 52237

Return Document To: Richard and Sarah Howard, 3276 State Hwy 38, Hopkinton, IA 52237

Grantors: Lynn Rollinger

Grantees: Richard A. Howard Jr. and Sarah Howard

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Ten Thousand Dollar(s) and other valuable consideration, Lynn Rollinger, a single person, does hereby Convey to Richard A. Howard Jr. and Sarah Howard, 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:

Parcel B located in the Southwest Quarter of the Southwest Quarter of Section 27, Township 87 North, Range 3 West of the 5th Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 115

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.

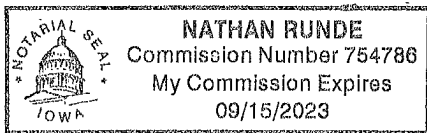
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6/9/23

Lynn Rollinger
Lynn Rollinger, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 6/9/23 by Lynn Rollinger. Dubuque



Signature of Notary Public