

Recorded: 6/22/2023 at 11:22:22.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$607.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1392

This instrument prepared by:  
Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401  
Phone No.: 319-364-2120

Mail tax statements and return document to:  
Jennifer Goerd, 1351 Candle Road, Manchester, IA 52057

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## WARRANTY DEED

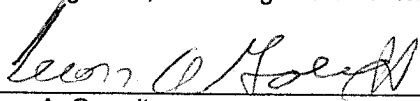
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Leon A. Goerd, a single person**, does hereby convey unto **Jennifer Goerd**, the following described real estate:

That part of the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Twenty Two (22), Township Eighty Nine (89) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at the Southwest corner of said Southwest Quarter (SW  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ), and running thence North eight hundred eighty (880) feet, thence East three hundred sixty five (365) feet, thence South five hundred forty (540) feet, thence West three hundred twenty five (325) feet, thence South three hundred forty (340) feet, thence West forty (40) feet to the point of beginning

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

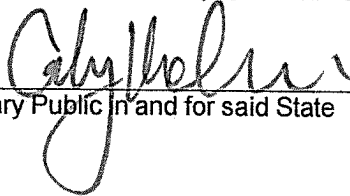
Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.

  
\_\_\_\_\_  
Leon A. Goerd

STATE OF IOWA )  
COUNTY OF Linn ) SS:

This instrument was acknowledged before me on June 15 2023 by  
Leon A. Goerd, a single person.

  
\_\_\_\_\_  
Notary Public in and for said State

