

Recorded: 8/7/2023 at 10:32:30.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$415.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1846

Prepared by/ Return to:  
Mark R. Van Heukelom  
Bradley & Riley PC

P.O. Box 2804  
Cedar Rapids, IA 52406-2804

(319) 363-0101  
FAX (319) 363-9824

---

Address tax statement: Eli W. Beechy, 2936 260<sup>th</sup> Avenue, Hopkinton, IA 52237

## WARRANTY DEED

**For the consideration of** Ten Dollars and other valuable consideration, JEREMY L. COLEMAN (a/k/a JEREMY LEE COLEMAN) and MARCIA L. COLEMAN (a/k/a MARCIA LEA COLEMAN), husband and wife, do hereby convey to ELI W. BEECHY, a married person, the following described real estate in Delaware County, Iowa:

**PARCEL B PART OF THE SOUTH ½ OF THE SW FR. ¼, SECTION 30, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5<sup>TH</sup> P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2007 AT PAGE 2481, FROM THE 28<sup>TH</sup> DAY OF JULY, 2008, AT 8:00 O'CLOCK A.M. TO THE 7<sup>TH</sup> DAY OF JULY, 2023, AT 8:00 O'CLOCK A.M.**

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

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, according to the context.

Dated: August 4, 2023.



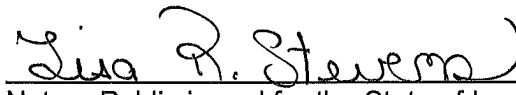
JEREMY L. COLEMAN  
(a/k/a JEREMY LEE COLEMAN)



MARCIA L. COLEMAN  
(a/k/a MARCIA LEA COLEMAN),

STATE OF IOWA, COUNTY OF JONES ) ss:

This instrument was acknowledged before me on August 4, 2023, by JEREMY L. COLEMAN (a/k/a JEREMY LEE COLEMAN) and MARCIA L. COLEMAN (a/k/a MARCIA LEA COLEMAN), husband and wife.



Notary Public in and for the State of Iowa