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Date 8/31/2023 Time 3:15:25PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$87.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**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:** Brent Carroll, <sup>2970</sup>~~2940~~ 170th Ave, Ryan, IA 52330

**Return Document To:** Brent Carroll, 2940 170th Ave, Ryan, IA 52330

**Grantors:** Douglas J. Carroll and Jamie A. Carroll

**Grantees:** Brent Robert Carroll

**Legal Description:** See Page 2

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



WARRANTY DEED

For the consideration of Fifty-Five Thousand Dollar(s) and other valuable consideration, Douglas J. Carroll and Jamie A. Carroll, husband and wife, do hereby Convey to Brent Robert Carroll, the following described real estate in Delaware County, Iowa:

Parcel "A", a part of the SW¼ NW¼ of Section 8-87-5, Delaware County, Iowa, according to plat recorded in Book 2002, Page 1081

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: August 31, 2023

Douglas J. Carroll, Grantor

Jamie A. Carroll, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 31, 2023 by Douglas J. Carroll and Jamie A. Carroll.

JANE E. HANSON
Commission Number 791553
My Commission Expires August 12, 2024

Signature of Notary Public