

Recorded: 9/21/2023 at 11:12:57.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$87.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2372

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644
Taxpayer: Richard Zabokrtsky, 1048 325th Street, Coggon, IA 52218
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644,
Tel: (319) 334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Tracy Doyl, a single person, does hereby Convey to Richard Zabokrtsky, a single person, the following described real estate in Delaware County, Iowa:

**Parcel 2023-23 Part Of The NE ¼ - SW ¼ And Part Of The NW ¼ - SE ¼ Sec. 30, T87N, R6W
Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 438.**

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.

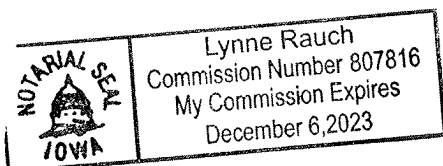
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Sept 19, 2023.

Tracy Doyl
Tracy Doyl, Grantor

STATE OF IOWA, COUNTY OF Iowa:

This record was acknowledged before me on Sept 19, 2023, by Tracy Doyl, a single person.



Lynne Rauch
Signature of Notary Public