



Book 2023 Page 2776

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Rev Transfer Tax \$106.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, Iowa 50644
Taxpayer: Dee M. White and Sara L. White, 17087 191st Street, Manchester IA 52057
Preparer: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644,
Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Steven L. Duncan, a single person, does hereby convey to Dee M. White and Sara L. White, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot One (1), Block Four (4) of Sunset Beach, a Subdivision of part of Section Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5) West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20; same being a part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty (20); excepting right of flowage.

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.

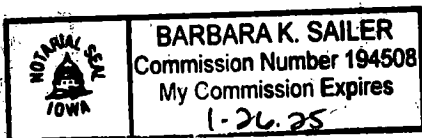
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: November 3, 2023

Steven L. Duncan
Steven L. Duncan, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on November 3rd, 2023, by Steven L. Duncan, a single person.



Barbara K. Sailer
Signature of Notary Public