



Book 2024 Page 2397

Document 2024 2397 Type 03 001 Pages 2  
Date 9/27/2024 Time 11:43:01AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$479.20

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, Tel: 563-927-4164

**Taxpayer Information:** Jacob Miller, 3286 220th Ave., Hopkinton, IA 52237



**Return Document To:** Jacob Miller, 3286 220th Ave., Hopkinton, IA 52237

**Grantors:** Eli W. Beechy and Lovina Beechy

**Grantees:** Jacob Miller

**Legal Description:** See Page 2

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



WARRANTY DEED

For the consideration of Three Hundred Thousand Dollar(s) and other valuable consideration, Eli W. Beechy and Lovina Beechy, husband and wife, do hereby Convey to Jacob Miller, the following described real estate in Delaware County, Iowa:

Parcel B Part of the South 1/2 of the SW Fr. 1/4, Sec. 30, T87N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 2481

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: September 27, 2024.

[Handwritten signature of Eli W. Beechy]

Eli W. Beechy, Grantor

[Handwritten signature of Lovina Beechy]

Lovina Beechy, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 27, 2024 by Eli W. Beechy and Lovina Beechy.

[Handwritten signature of Notary Public]

Signature of Notary Public

