

Recorded: 3/26/2025 at 3:19:30.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$626.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 756

Return To: Patrick B. Dillon, 209 E 1st Street, Sumner, Iowa 50674

Taxpayer: Seth Additon, 613 Line St., Manchester, IA 52057

Preparer: Patrick B. Dillon, 209 E 1st Street, Sumner, IA 50674, Tel: 563 578-1850



WARRANTY DEED


For the consideration of One Dollar(s) and other valuable consideration, Joseph Farmer, single, does hereby Convey to Seth Additon, a married person, the following described real estate in Delaware County, Iowa:

Lot Three (3), except the West one thousand sixty four and eight-tenths (1064.8) feet thereof, of Putz Subdivision - part of the South one half (S 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 141.

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.

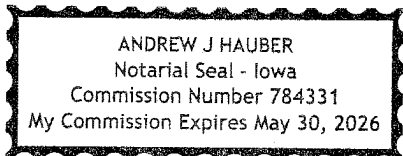
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

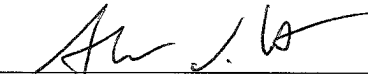
Dated: 3/26/2025


Joseph Farmer, Grantor

STATE OF IOWA, COUNTY OF Buchanan

This record was acknowledged before me on March 26 2025 by Joseph Farmer, single.




Signature of Notary Public