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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED
## (Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form #103
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)
Thomas J. Hanson , 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** (Name and complete address)
Elias H. and Roxann Schumann, 1468 Early Stagecoach Road, Manchester, IA 52057

**Return Document To:** (Name and complete address)
Elias H. and Roxann Schumann, 1468 Early Stagecoach Road, Manchester, IA 52057

**Grantors:**
Roy L. Ferguson
Sandra S. Ferguson

**Grantees:**
Elias H. Schumann
Roxann Schumann

**Legal description:** See Page 2

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

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| THE IOWA STATE BAR ASSOCIATION<br>Official Form No. 103 | Thomas J. Hanson | FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER |
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# WARRANTY DEED - JOINT TENANCY

For the consideration of $290,000.00 Dollar(s) and other valuable consideration, Roy L. Ferguson and Sandra S. Ferguson, husband and wife do hereby Convey to Elias H. Schumann and Roxann Schumann, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Parcel D Part of Parcel "A" And Part Of The Northwest Quarter (NW1/4) Of The Southeast Quarter (SE1/4), Section Twenty-Six (26), Township Eighty-Nine North (T89N), Range Six West (R6W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 83; also Parcel I Part Of The Northwest Quarter (NW1/4) Of The Southeast Quarter (SE1/4) Of Section Twenty-Six (26), Township Eighty-Nine North (T89N), Range Six West (R6W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2000, Page 3079; and also Parcel U Of The Northwest Quarter (NW1/4) Of The Southeast Quarter (SE1/4), Section Twenty-Six (26), Township Eighty-Nine North (T89N), Range Six West (R6W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 2843.

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: 9-15-15

Roy L. Ferguson (Grantor)

Sandra S. Ferguson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 15th day of September, 2015, by Roy L. Ferguson and Sandra S. Ferguson, husband and wife.

BARBARA K. SAILER
Commission Number 194503
My Commission Expires
1-26-16

Signature of Notary Public

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