Book 2016 Page 884

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 12th day
of April AD 2016
Clark K. Doscher Auditor
By P. Hildebrand Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

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

Taxpayer Information: (Name and complete address)
Morgan Kendrick, PO Box 457, Edgewood, Iowa 52042

Return Document To: (Name and complete address)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Timothy F. Kendrick
Rhonda L. Kendrick

Grantees:
Morgan Kendrick

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Timothy F. Kendrick and Rhonda L. Kendrick, husband and wife do hereby Convey to Morgan Kendrick the following described real estate in Delaware County, Iowa: Lot Seventeen of F.A. Densmore's Addition to Edgewood, Iowa, according to plat recorded in Book 1, Plats, Page 88, Delaware County, Iowa.

This deed is exempt according to Iowa Code 428A.2(11).

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 on 4-5-16.

Timothy F. Kendrick (Grantor)

Rhonda L. Kendrick (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 4-5-16, by Timothy F. Kendrick and Rhonda L. Kendrick, husband and wife.

Signature of Notary Public 709458 April 19, 2019

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