Recorded: 12/14/2017 at 2:14:50.0 PM
Fee Amount: $17.00
Revenue Tax: $301.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 3420
Rev Stamp# 507 DOV# 514

Entered for taxation 15th day
of December A D 2017
Carla K. Becker Auditor
By P. Hildebrand Deputy

WARRANTY DEED JOINT TENANCY
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)
Jacob & Rhiannon Wooten, 615 Union Street, Ryan, Iowa 52330

Return Document To: (name and complete address)
Jacob & Rhiannon Wooten, 615 Union Street, Ryan, Iowa 52330

Grantors:
Randall L. Fergesen and Marcia M. Fergesen

Grantees:
Jacob Wooten and Rhiannon Wooten

RECORDED BY
SECURITY FIRST TITLE CO.
PH. # (815) 235-2900
FAX # (815) 235-9955
2017 - 3595 SFT

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of $189,000.00 Dollar(s) and other valuable consideration, Randall L. Fergesen and Marcia M. Fergesen, husband and wife do hereby Convey to Jacob Wooten and Rhiannon Wooten as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lots Eight (8) and Nine (9), Block Two (2), Sunset Acres Subdivision to Ryan, Iowa, according to Plat recorded in Book 2 Plats, Page 81. Situated in Delaware County and the State of Iowa.

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: December 12, 2017.

Randall L. Fergesen (Grantor)

Marcia M. Fergesen (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 12, 2017, by Randall L. Fergesen and Marcia M. Fergesen, husband and wife.

Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/12/20