Recorded: 1/5/2018 at 2:21:25.0 PM
Fee Amount: $17.00
Revenue Tax: $138.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 63
Rev Stamp # 15 DOV# 14

Entered for taxation 9th
of January 2018
Carla K. Bachar
By P. Hibbard Deputy

WARRANTY DEED JOINT TENANCY
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)
Robin D. Bush and Charles B. Franks, 1117 N 4th Street, Manchester, Iowa 52057

Return Document To: (name and complete address)
Robin D. Bush and Charles B. Franks, 1117 N 4th Street, Manchester, Iowa 52057

Grantors:
Dennis A. Pearson
Barbara Isabell Wessels Pearson

Grantees:
Robin D. Bush
Charles B. Franks

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of $87,000.00 Dollar(s) and other valuable consideration, Dennis A. Pearson and Barbara Isabell Wessels Pearson, husband and wife do hereby Convey to Robin D. Bush and Charles B. Franks, single persons, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

> The North one-half (N½) of the West one-half (W½) of Lot Ninety Six (96), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

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: 12-29-2017.

Dennis A. Pearson

Barbara Isabell Wessels Pearson

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on December 29, 2017, by Dennis A. Pearson and Barbara Isabel Wessels Pearson, husband and wife.

TERESA TURNIS
Commission Number 723636
My Comm. Exp 7-25-18

Signature of Notary Public