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Carlah Becker, Auditor
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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)
Auriana Jones and Joseph K. Peacock, 1878 Honey Creek Road, Manchester, IA 52057

Return Document To: (name and complete address)
Auriana Jones and Joseph K. Peacock, 1878 Honey Creek Road, Manchester, IA 52057

Grantors:
Barry J. Francois

Grantees:
Auriana Jones
Joseph K. Peacock

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of $128,500.00 Dollar(s) and other valuable consideration, Barry J. Francois, a single person does hereby Convey to Auriana Jones and Joseph K. Peacock as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

> That part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Eighty-nine (89) North, Range Five (5), West of the Fifth Principal Meridian, described as commencing at the Southwest corner of said Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and running thence North two hundred eleven and eight-tenths (211.8) feet to the centerline of County Road D-13, thence North 30°56' East two hundred thirty-eight and two-tenths (238.2) feet to the point of beginning, thence South 59°04' East one hundred ninety (190.0) feet, thence North 30°56'East one hundred (100.0) feet, thence North 59°04' West one hundred ninety (190.0) feet, thence South 30°56' West one hundred (100.0) feet to the point of beginning.

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: May 14, 2018.

Barry J. Francois (Grantor)

(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on May 14, 2018, by Barry J. Francois, a single person.

Signature of Notary Public

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-19