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Carla K. Bachler Auditor
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Book 2018 Page 1503

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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)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
Michael P. and Sharon F. Chapman, 121 Crescent Drive, Manchester, IA 52057

Return Document To: (name and complete address)
Michael P. and Sharon F. Chapman, 121 Crescent Drive, Manchester, IA 52057

Grantors:
John P. Dolan and Angela M. Dolan

Grantees:
Michael P. Chapman and Sharon F. Chapman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of $165,000.00 Dollar(s) and other valuable consideration, John P. Dolan and Angela M. Dolan, husband and wife do hereby Convey to Michael P. Chapman and Sharon F. Chapman, 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:

> Lot Twenty Five (25) of Northtown Estates Subdivision of part of the North one-half (N½) of the Southeast Quarter (SE¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 13.

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: 5-30-2018.

John P. Dolan (Grantor)

Angela M. Dolan (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 30, 2018, by John P. Dolan and Angela M. Dolan, husband and wife.

Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-19