Recorded: 6/5/2018 at 10:35:04.0 AM
Fee Amount: $17.00
Revenue Tax: $847.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 1532

Rev Stamp# 204 DOV# 231

Entered for taxation 8th day
of June AD 2018
Cindy Boehm Auditor
By D. Hildebrand 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)
Ricky L. Hedger and Catharine J. Hedger, 3100 Ranch Road. 1323, Johnson City, TX 78636

Return Document To: (name and complete address)
Ricky L. Hedger and Catharine J. Hedger, 3100 Ranch Road. 1323, Johnson City, TX 78636

Grantors:
Robert Bruce Nieman and Jeanette Nieman

Grantees:
Ricky L. Hedger and Catharine J. Hedger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of $1.00 Dollar(s) and other valuable consideration, Robert Bruce Nieman and Jeanette Nieman, husband and wife do hereby Convey to Ricky L. Hedger and Catharine J. Hedger, 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:

The North four hundred (400) feet of the West six hundred (600) feet of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Thirty Two (32), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M.

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: 5/29/2018

Robert Bruce Nieman

Robert Bruce Nieman (Grantor)

Jeanette Nieman

Jeanette Nieman*(Grantor)

*Jeanette Nieman signs this deed solely for the purpose of disclaiming homestead, dower and distributive share interest.

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on May 29, 2018, by Robert Bruce Nieman and Jeanette Nieman, husband and wife.

Amy McDermott

Signature of Notary Public

NOTARIAL SEAL IOWA
AMY McDERMOTT
Commission Number 796830
My Commission Expires
6-21-2019