**Recorded: 8/14/2019 at 2:58:25.0 PM**
**County Recording Fee: $17.00**
**Iowa E-Filing Fee: $3.00**
**Combined Fee: $20.00**
**Revenue Tax: $223.20**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2019 PG: 2184**

**Return To:** John & Tonia Cantwell, 105 Oak Court, Manchester, Iowa 52057
**Taxpayer:** John & Tonia Cantwell, 105 Oak Court, Manchester, Iowa 52057
**Preparer:** Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057, Phone: (563) 927-5920

## WARRANTY DEED - JOINT TENANCY

For the consideration of $10.00 Dollar(s) and other valuable consideration, Kara A. Hauser n/k/a Kara A. Ogden and Benjamin Ogden, wife and husband do hereby Convey to John R. Cantwell, Jr., and Tonia K. Cantwell 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 South one-half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., and of Lot Seventeen (17) of the Subdivision of part of the North one-half (N 1/2) of the Southeast Quarter (SE 1/4) and of the South one-half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, described as commencing at a point two hundred eighty three (283) feet South of a point on the South line of Clara Avenue one hundred thirty two (132) feet West of the West line of New Street, thence South one hundred and thirty three hundredths (110.33) feet, thence West one hundred seventeen and fifteen hundredths (117.15) feet, thence North one hundred ten and thirty three hundredths (110.33) feet, thence East one hundred seventeen and fifteen hundredths (117.15) feet to the point of beginning, except that part deeded to the City of Manchester, Iowa for roadway as described in deed recorded in Book 76, L.D., Pages 257&c.

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: 7-31-19.

Kara A. Hauser n/k/a Kara A. Ogden (Grantor)

Benjamin Ogden (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 31, 2019, by Kara A. Hauser n/k/a Kara A. Ogden and Benjamin Ogden, wife and husband.

Signature of Notary Public

JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2021