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Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $6.40
Rev Stamp# 351 DOV# 372

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARER: Nick Strittmatter 123 East First Street PO Box 229 Monticello,IA 52310 Ph 319-465-3531
TAX INFO: Shaun and Nicole Flanagan, P.O. Box 201, Hopkinton, IA 52237
RETURN TO: PREPARER

WARRANTY DEED – JOINT TENANCY

For the consideration of one dollar ($1.00)---------- and other valuable consideration, FRANCES L. SANDS, a single person, does hereby convey to SHAUN C. FLANAGAN and NICOLE K. FLANAGAN, 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:

Parcel K, Part Of Parcel E Of The SW 1/4 Of Sec. 18, T87N, R3W Of The Fifth P.M., City Of Hopkinton, Delaware County, Iowa, Part Of Block 6 H.A. Carter's Third Addition, according to plat recorded in Book 2002, Page 2362.

Grantors do hereby covenant with grantees, and successors-in-interest, that grantors hold the real estate by title in fee simple; that grantors 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: August 31, 2019.

Frances L Sands
FRANCES L. SANDS **(Grantor)**

STATE OF IOWA, COUNTY OF JONES, §

On this 31st day of August, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared FRANCES L. SANDS, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

NOTARIAL SEAL IOWA
N. L. STRITTMATTER
Commission Number 111429
My Commission Expires
4-5-21

N.L. STRITTMATTER **Notary Public**