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Rec Amt $12.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
M. Ruth Francois, 709 Ridgewood Drive, Manchester, IA 52057

Return Document To: (name and complete address)
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors:
M. Ruth Francois

Grantees:
M. Ruth Francois Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, M. Ruth Francois, a single person does hereby Convey to M. Ruth Francois as Trustee of the M. Ruth Francois Revocable Trust the following described real estate in Delaware County, Iowa:

The West Half (W ½) of the South Half (S ½) of Lot Twenty Seven, except the East Eighteen (18) feet, the North Half (N ½) of Lot Twenty Seven (27) except the East One Hundred Seventy (170) feet of Lot Twenty Seven (27), the South Half (S ½) of Lot Twenty Eight (28), the West Half (W ½) of Lot Two (2) of Lot Twenty Eight (28), all in Burrington's Addition to Manchester, Iowa.

Exemption 21 applies.

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: Sept 10, 2019.

x M Ruth Francois
M. Ruth Francois (Grantor)

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on Sept 10, 2019, by M. Ruth Francois, a single person.

THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

Signature of Notary Public