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Date 9/16/2019 Time 2:24:55PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $23.20
Rev Stamp# 375 DOV# 397

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
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)
Aaron and Katie Crane, 1833 120th Avenue, Manchester, IA 52057

Return Document To: (name and complete address)
Aaron and Katie Crane, 1833 120th Avenue, Manchester, IA 52057

Grantors:
Robert J. Francois and Olive Ann Francois

Grantees:
Aaron Crane and Katie Crane

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of $15,000.00 Dollar(s) and other valuable consideration, Robert J. Francois and Olive Ann Francois, husband and wife do hereby Convey to Aaron Crane and Katie Crane, 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 2019-57 Part Of The SE¼ Of The NE¼, Section 17, T89N, R6W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 2123.

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 16, 2019.

Robert J. Francois (Grantor)

Olive Ann Francois (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Sept 16, 2019, by Robert J. Francois and Olive Ann Francois, husband and wife.

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

Signature of Notary Public