Book 2019 Page 2543
2019 2543 Type 03 001 Pages 2
Date 9/17/2019 Time 10:26:41AM
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 Eighteen (18) feet of the South One Hundred Twenty-Six and Five-tenths (126.5) feet of Lot Twenty Seven (27), the North Twenty (20) feet of the West One Hundred Twenty Seven (127.0) feet of Lot Twenty Seven (27), South Half (S ½) of the West Half (W ½) of Lot Twenty Eighty (28), the West Half (W ½) of Lot Two (2) of Lot Twenty Eight (28), all in Burrington's Addition to Manchester, Iowa.

This is a deed without additional consideration which corrects and modifies a deed previously recorded in Book 2019, Page 2499. Exemption 10 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: September 17 ,2019.

M Ruth Francois
M. Ruth Francois (Grantor)

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

This record was acknowledged before me on September 17 ,2019 by M. Ruth Francois, a single person.

Sarah R Leonard
Signature of Notary Public

SARAH R. LEONARD
Commission Number 762480
My Commission Expires
April 6, 2022