Book 2019 Page 2942

2019 2942 Type 03 001 Pages 1
Date 10/23/2019 Time 8:16:33AM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $200.00
Rev Stamp# 428 DOV# 455

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

New Century Bank
P.O. Box 185
Delhi IA 52223

Preparer Information: Erick Skogman, Elderkin & Pirnie, PLC, 316 2nd St SE #124, Cedar Rapids, IA 52401 (319) 362-2137

Return Document To/Address Tax Statements: Jeremy Hempstead and Erica B. Hempstead, 728 E Butler St, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Nicole M. Gentz f/k/a Nicole M. Zitelman and Scott Gentz, wife and husband, do hereby convey to Jeremy Hempstead and Erica B. Hempstead, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

The South one half (S ½) of Lot Fourteen (14) of Iowa Land Company's Addition to Manchester, Iowa, according to the recorded plat thereof, except the West one hundred forty one (141) feet thereof; same being a part of the Southwest quarter (SW ¼) of the Southwest quarter (SW ¾) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, from the date of Original Entry to the 17th day of February, 1970, at 8:00 o'clock A.M.,

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: 10/20/2019

Nicole M. Gentz f/k/a Nicole M. Zitelman

Scott Gentz

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 20 day of October 2019 by Nicole M. Gentz f/k/a Nicole M. Zitelman and Scott Gentz, wife and husband.

Kristine Baldwin
Notary Public – State of Iowa

NOTARIAL SEAL IOWA
KRISTINE BALDWIN
Commission Number 742874
My Commission Expires
September 25, 2021