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2019 3007 Type 03 001 Pages 2
Date 10/25/2019 Time 11:01:27AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $98.40
Rev Stamp# 435 DOV# 463

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information:
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Nicholas J. Simon & Crystal L. Simon, 909 1st Ave W, Farley, Iowa 52046

Return Document To:
Nicholas J. Simon & Crystal L. Simon, 909 1st Ave W, Farley, Iowa 52046

Grantors:
Frank D. Ratzlaff and Roxanne Knoedler

Grantees:
Nicholas J. Simon and Crystal L. Simon

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
JOINT TENANCY

For the consideration of $62,000.00 Dollar(s) and other valuable consideration, Frank D. Ratzlaff and Roxanne Knoedler, husband and wife do hereby Convey to Nicholas J. Simon and Crystal L. Simon as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lot Eight Hundred Sixty One (861), except the West twenty eight (28) feet of the South fifty five (55) feet thereof, and except the West three (3) feet of the North sixty (60) feet thereof, in Manchester, Iowa, according to plat recorded in Book I L.D., Page 284-285.

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: October 8, 2019.

Frank D. Ratzlaff, Grantor

Roxanne Knoedler, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 8, 2019, by Frank D. Raztlaff and Roxanne Knoedler, husband and wife.

JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2021

Signature of Notary Public

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