Recorded: 11/27/2019 at 11:11:25.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $39.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3358

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Shamane A. Pesek and Anna M. Amrich-Hankins, 105 Washington Street, Ryan, Iowa 52330

Return Document To: (Name and complete address)
Shamane A. Pesek and Anna M. Amrich-Hankins, 105 Washington Street, Ryan, Iowa 52330

Grantors:
Randall R. Harbaugh

Grantees:
Shamane M. Pesek
Anna M. Amrich-Hankins

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of Twenty five thousand and 00/100 ($25,000.00) Dollar(s) and other valuable consideration, Randall R. Harbaugh, a single person do hereby Convey to Shamane M. Pesek, single and Anna M. Amrich-Hankins, single 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 hundred (100) feet of Lots Six (6), Seven (7) and Eight (8), Block One (1), Ryan, Iowa, according to the plat recorded in Book 1 Plats, Page 42; said South one hundred (100) feet of Lot Six (6) being a tract twenty two (22) feet East and West by one hundred (100) feet North and South; said South one hundred (100) feet of Lot Seven (7) being a tract twenty two (22) feet East and West by one hundred (100) feet North and South; said South one hundred (100) feet of Lot Eight (8) being a tract twenty two (22) feet East and West by one hundred (100) feet North and South

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 on 11-20-19

Randall R. Harbaugh(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 11-20-19, by Randall R. Harbaugh.

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-22

Signature of Notary Public

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