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2019 3479 Type 03 001 Pages 2
Date 12/10/2019 Time 10:05:40AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $218.40
Rev Stamp# 494 DOV #523

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:
Harold F. Tegeler and Mary A. Tegeler, 120 W Howard St, Manchester, Iowa 52057

Return Document To:
(X) Harold F. Tegeler and Mary A. Tegeler, 120 W Howard St, Manchester, Iowa 52057

Grantors:
Molly R. Lynch n/k/a Molly R. Nachtman and Shane Nachtman

Grantees:
Harold F. Tegeler and Mary A. Tegeler

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED
JOINT TENANCY

For the consideration of $137,000.00 Dollar(s) and other valuable consideration, Molly R. Lynch n/k/a Molly R. Nachtman and Shane Nachtman, wife and husband, do hereby Convey to Harold F. Tegeler and Mary A. Tegeler, 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:

The East sixty six (66) feet of the West one hundred thirty two (132) feet of the North one-half (N 1/2) of Lot K of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 4 L.D., Page 514, except a strip of land forty (40) feet wide on the North side thereof used as an extension of Howard Street.

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: Dec 8, 2019.

Molly R. Lynch n/k/a Molly R. Nachtman, Grantor

Shane Nachtman, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Dec. 8. 2019, by Molly R. Lynch n/k/a Molly R. Nachtman and Shane Nachtman, wife and husband.

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

Signature of Notary Public

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