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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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)
Jeff S. Penning and Erin M. Penning, 3084 110th Avenue, Ryan, Iowa 52330

Return Document To: (Name and complete address)
Jeff S. Penning and Erin M. Penning, 3084 110th Avenue, Ryan, Iowa 52330

Grantors:
Donna L. Hanson

Grantees:
Jeff S. Penning
Erin M. Penning

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 $320,000.00 Dollar(s) and other valuable consideration, Donna L. Hanson, a single person do hereby Convey to Jeff S. Penning and Erin M. Penning, 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: See 1 in Addendum

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 December 4, 2019

Donna L. Hanson
Donna L. Hanson(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12-4-19, by Donna L. Hanson.

Patricia Coleman
Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/18/20

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Addendum

1. THE EAST ONE-HALF (E½) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION SEVENTEEN (17) EXCEPT THE NORTH TWO (2) RODS THEREOF AND EXCEPT EASEMENT OVER THE EAST TWO (2) RODS THEREOF; AND COMMENCING AT A POINT FIFTEEN (15) RODS SOUTH OF THE NORTHWEST CORNER OF THE EAST ONE-HALF (E½) OF THE WEST ONE-HALF (W½) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION SEVENTEEN (17) AND RUNNING THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID EAST ONE-HALF (E½) OF THE WEST ONE-HALF (W½) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION SEVENTEEN (17), THENCE EAST TWENTY (20) RODS TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF (W½) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION SEVENTEEN (17), THENCE NORTH TO A POINT ON THE EAST LINE OF SAID WEST ONE-HALF (W½) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION SEVENTEEN (17) TWO (2) RODS SOUTH OF THE NORTH LINE THEREOF, THENCE WEST SIX (6) RODS, THENCE SOUTH THIRTEEN (13) RODS, THENCE WEST FOURTEEN (14) RODS TO THE PLACE OF BEGINNING; AND COMMENCING AT A POINT ON THE WEST LINE OF AND FIFTEEN (15) RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION SEVENTEEN (17), AND RUNNING THENCE SOUTH EIGHTEEN AND ONE-HALF (18½) RODS, THENCE EAST ELEVEN (11) RODS THENCE SOUTH FOUR (4) RODS, THENCE EAST NINE (9) RODS TO A POINT ON THE EAST LINE OF THE WEST ONE-QUARTER (W¼) OF SAID SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼), THENCE NORTH TWENTY-TWO AND ONE-HALF (22½) RODS, THENCE WEST TWENTY (20) RODS TO THE POINT OF BEGINNING; ALSO COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION SEVENTEEN (17) TWELVE (12) RODS NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE RUNNING NORTH TWENTY TWO AND ONE-HALF (22½) RODS, THENCE EAST TWENTY (20) RODS, THENCE SOUTH ALONG THE EAST LINE OF THE WEST ONE-QUARTER (W¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) THIRTY FOUR AND ONE-HALF (34½) RODS TO THE SOUTH LINE THEREOF, THENCE WEST ALONG THE SOUTH LINE TWO (2) RODS, THENCE NORTH TWELVE (12) RODS, THENCE WEST EIGHTEEN (18) RODS TO THE POINT OF BEGINNING, ALL IN SECTION SEVENTEEN (17), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M., EXCEPT PARCEL C IN THE SW¼ SECTION 17-T87N-R6W DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2005, PAGE 1564, BUT INCLUDING PARCEL B IN THE SW¼ SECTION 17-T87N-R6W DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2005, PAGE 1564.