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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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)
Lindsey D. Hass, 312 S. Tama Street, Manchester, Iowa 52057

(X) PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

~~Return Document~~ To: (Name and complete address)
Lindsey D. Hass, 312 S. Tama Street, Manchester, Iowa 52057

Grantors:
Kenneth P. Hart
Judith A. Hart

Grantees:
Lindsey D. Hass

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of Ninety two thousand five hundred and 00/100 ($92,500.00) Dollar(s) and other valuable consideration, Kenneth P. Hart and Judith A. Hart, husband and wife do hereby Convey to Lindsey D. Hass the following described real estate in Delaware County, Iowa: The South one-half (S½) of Lots Seventeen (17) and Eighteen (18) of Amsden's Addition to Manchester, Iowa, according to plat recorded in Book 3 L.D., Pages 276-277; and that part of the North one-half (N½) of the Northeast Quarter (NE¼) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at the Southwest corner of said Lot Seventeen (17) of Amsden's Addition, thence South ten (10.0) feet, thence East along the North line of the Illinois Central Ralroad right-of-way sixty six (66.0) feet, thence North ten (10.0) feet to the Southeast corner of said Lot Seventeen (17), thence West to the point of beginning.

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 12-19-2019.

Kenneth P. Hart (Grantor)

Judith A. Hart (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 19, 2019, by Kenneth P. Hart and Judith A. Hart.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-20

Signature of Notary Public

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