Book 2020 Page 77

2020 77 Type 03 001 Pages 2
Date 1/09/2020 Time 11:18:17AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $63.20
Rev Stamp# 18

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information:
Clinton and Brandie Cummings, 121 Fairview Drive, Manchester, IA 52057

Return Document To:
Clinton and Brandie Cummings, 121 Fairview Drive, Manchester, IA 52057

Grantors:
Ronald D. Gienapp and Diane L. Gienapp

Grantees:
Clinton Cummings and Brandie Cummings

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
JOINT TENANCY

For the consideration of $40,000.00 Dollar(s) and other valuable consideration, Ronald D. Gienapp and Diane L. Gienapp, husband and wife do hereby Convey to Clinton Cummings and Brandie Cummings, 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:

Lot Five (5) of River Pointe Third Subdivision - Final Plat A Sub. Of Lot 6 & Part Of Lot 2 Of The Sub. Of Part Of The W½-NE¼ & W½-SE¼, Sec 5, And Lots 7, 8 & 9 Of The Sub. Of The E½, Sec. 5, And Part Of The North 99½ Rods Of The SE 1/4, Sec. 5, And Part Of The SE¼-NE¼, Sec. 5, All in T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 2144.

This deed is given in fulfillment of a recorded real estate contract between the parties filed January 2, 2019 in Book 2019, Page 24 of the records of the Delaware County Recorder.

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: 12/30/2019

Ronald D. Gienapp , Grantor

Diane L. Gienapp, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 30, 2019, by Ronald D. Gienapp and Diane L. Gienapp, husband and wife.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

Signature of Notary Public

©The Iowa State Bar Association 2019
IowaDocs®