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Date 1/10/2020 Time 11:32:56AM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $488.00
Rev Stamp# 19 DOV# 18

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
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:
Manchester Enterprises, Inc., c/o Gosling & Company PC, 217 N Franklin Street, Manchester, Iowa 52057

Return Document To:
Manchester Enterprises, Inc., c/o Gosling & Company PC, 217 N Franklin Street, Manchester, Iowa 52057

Grantors:
LeRoy R. Johnston and
Marie D. Johnston

Grantees:
Manchester Enterprises, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $10.00 Dollar(s) and other valuable consideration, LeRoy R. Johnston and Marie D. Johnston, husband and wife, do hereby Convey to Manchester Enterprises, Inc., an Iowa corporation the following described real estate in Delaware County, Iowa:

The East one-half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), except the North one hundred and ninety (190) feet thereof, and also except the East one hundred and twenty five (125) feet of the South four hundred four (404) feet thereof, and further excepting that part conveyed to the State of Iowa by Warranty Deed recorded in Book 91 L.D., Page 387; all in Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.

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: 01|03|2020.

JAMES H WALLERT
Notary Public-State of Florida
Commission # GG 914006
My Commission Expires
December 10, 2023

LeRoy R Johnston
LeRoy R. Johnston, Grantor

Marie D Johnston
Marie D. Johnston, Grantor

STATE OF **FLORIDA**, COUNTY OF LEE

This record was acknowledged before me on 01|03|2020, by LeRoy R. Johnston.

The foregoing instrument was acknowledged before me by means of:
☒ **Physical Presence.** ☐ **Online Notarization.**

James D Wallert
Signature of Notary Public

James H Wallert Notary Public
Florida #GG914006 Exp. 12/10/2023

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The foregoing instrument was acknowledged before me by means of:
☒ Physical Presence. ☐ Online Notarization.

STATE OF **FLORIDA**, COUNTY OF LEE

This record was acknowledged before me on 01/03/2020, by Marie D. Johnston.

JAMES H WALLERT
Notary Public-State of Florida
Commission # GG 914006
My Commission Expires
December 10, 2023

Signature of Notary Public

James H Wallert Notary Public
Florida #GG914006 Exp. 12/10/2023