Recorded: 1/10/2020 at 4:03:31.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $114.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 98

WARRANTY DEED
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:
Sheldon J. Phillips, 1016 N Franklin Street, Manchester, IA 52057

Return Document To:
Sheldon J. Phillips, 1016 N Franklin Street, Manchester, IA 52057

Grantors:
Dale N. Hanenburg and
Shelly K. Hanenburg a/k/a Shelly Hanenburg

Grantees:
Sheldon J. Phillips

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $72,000.00 Dollar(s) and other valuable consideration, Dale N. Hanenburg and Shelly K. Hanenburg a/k/a Shelly Hanenburg, husband and wife do hereby Convey to Sheldon J. Phillips the following described real estate in Delaware County, Iowa:

The North ninety four (94.0) feet of Lot Twenty Nine (29), except the West eighty five (85.0) feet thereof, and the South two (2.0) feet of Lot Thirty (30), except the West eighty five (85.0) feet thereof, in Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

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: January 9, 2020.

Dale N. Hanenburg, Grantor

Shelly K. Hanenburg a/k/a Shelly Hanenburg, Grantor

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on January 9, 2020, by Dale N. Hanenburg and Shelly K. Hanenburg a/k/a Shelly Hanenburg, husband and wife.

Signature of Notary Public

MARY KAY STARKS
Commission Number 773649
My Commission Expires
June 29, 2021