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Rev Stamp# 38

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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:
Randy Hahn, 969 East Main Street, Manchester, IA 52057

Return Document To:
Randy Hahn, 969 East Main Street, Suite A, Manchester, IA 52057

Grantors:
Dianne K. Foust

Grantees:
Randy Hahn

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $90,000.00 Dollar(s) and other valuable consideration, Dianne K. Foust, a single person do hereby Convey to Randy Hahn a/k/a Randall L. Hahn the following described real estate in Delaware County, Iowa:

Lot Three (3) of "Homeworks Subdivision" being a subdivision of Parcel J in Section 33, Township 89 North, Range 5 West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 1999, Page 232.

This deed is given in fulfillment of a recorded Real Estate Contract between the parties filed January 6, 2014 in Book 2014, Page 25 and first Amendment thereto filed December 10, 2017 in Book 2017, Page 2823, and Second Amendment thereto filed January 24 ,2020 in Book 2020, Page 229 . The purchase price above represents principal paid in the amount of $57,972.54 and forgiveness of debt in the amount of $32,027.46.

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 24 ,2020.

Dianne K. Foust

Dianne K. Foust, Grantor

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

This record was acknowledged before me on January 24, 2020, by Dianne K. Foust, a single person .

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

Signature of Notary Public