Recorded: 4/10/2020 at 1:16:09.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $295.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 984

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:
Zachariah J. Schmidt and Keri Anne Schmidt, 111 Ray's Court, Manchester, Iowa 52057

Return Document To:
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors:
Mary Ann Hatch

Grantees:
Zachariah J. Schmidt and
Keri Anne Schmidt

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $185,000.00 Dollar(s) and other valuable consideration, Mary Ann Hatch, a single person do hereby Convey to Zachariah J. Schmidt and Keri Anne Schmidt, 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 Nineteen (19) of Schulte's First Addition to Northtown Estates Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 166

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: April 6, 2020

Mary Ann Hatch

Mary Ann Hatch, Grantor

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

This record was acknowledged before me on April 6, 2020, by Mary Ann Hatch, a single person.

Barbara K. Sailer

Signature of Notary Public

NOTARIAL SEAL IOWA

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-22

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