Recorded: 4/13/2020 at 8:35:23.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $159.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 991

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Gary G. Schmidt and Andrea M. Schmidt, 812 New Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Gary G. Schmidt and Andrea M. Schmidt, 812 New Street, Manchester, Iowa 52057

Grantors:
Thomas A. Fangman
Tonetta J. Fangman

Grantees:
Gary G. Schmidt
Andrea M. Schmidt

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2020
07WARNDCS8

WARRANTY DEED
JOINT TENANCY

For the consideration of $100,000.00 Dollar(s) and other valuable consideration, Thomas A. Fangman and Tonetta J. Fangman, husband and wife do hereby Convey to Gary G. Schmidt and Andrea M. 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: The North one-half (N½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Twenty Seven (27), Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian, except Parcel K and Parcel L in the SW¼ of the SW¼ of Section 27, Twp. 90 North, Range 6 W of the 5th P.M., Delaware Co, Iowa, according to plat recorded in Book 8 Plats, Page 70, and also except Parcel U of the SW¼-SW¼ Sec. 27, T90N, R6W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2009, Page 1872.

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 on 4-4-2020

Thomas A. Fangman (Grantor)

Tonetta J. Fangman (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 4-4-2020, by Thomas A. Fangman and Tonetta J. Fangman.

NOTARIAL SEAL
MOLLY JUERGENS
Commission Number 823182
My Commission Expires
January 15, 2023

Signature of Notary Public

© The Iowa State Bar Association 2020
IowaDocs®