Recorded: 5/11/2020 at 12:51:59.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $87.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1395

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:
Virginia J. Pederson, 421 S Tama St, Manchester, Iowa 52057

Return Document To:
Virginia J. Pederson, 421 S Tama St, Manchester, Iowa 52057

Grantors:
Andrew Rucker and
Angelina Rucker

Grantees:
Virginia J. Pederson

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $55,000.00 Dollar(s) and other valuable consideration, Andrew Rucker and Angelina Rucker, husband and wife do hereby Convey to Virginia J. Pederson the following described real estate in Delaware County, Iowa:

The North forty (40) feet of Lot Twelve (12), A.R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15 L.D., Page 410

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: 3/31/2020.

Andrew Rucker, Grantor

Angelina Rucker, Grantor

STATE OF **IOWA**, COUNTY OF Linn

This record was acknowledged before me on March 31, 2020, by Andrew Rucker and Angelina Rucker, husband and wife.

Signature of Notary Public

FELISHA JUNGE
Commission Number 745405
My Commission Expires
2-16-23