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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Taxpayer: Lenfred & Janet Phelps, 404 East St, Edgewood, Iowa 52042
Preparer: Jane E. Hanson, 401 E Main St, Manchester, Iowa 52057, Phone: (563) 927-5920

WARRANTY DEED - JOINT TENANCY

For the consideration of $10.00 Dollar(s) and other valuable consideration, Janet L. Phelps and Lenfred W. J. Phelps, wife and husband do hereby Convey to Lenfred W. J. Phelps and Janet L. Phelps, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(11).
Lot Three (3) of South Town Manor, a Subdivision of Part of Lot 2, Lot 3, and Lot 4, all in the Subdivision of Lot 5 of the Subdivision of the NW 1/4 of the NE 1/4 of Section 2, T90N, R5W of the Fifth P.M., City of Edgewood, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 47.

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: May 26, 2020.

Janet L. Phelps

Janet L. Phelps, Grantor

Lenfred W. J. Phelps

Lenfred W. J. Phelps, Grantor

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STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 26, 2020, by Janet L. Phelps and Lenfred W. J. Phelps, wife and husband.

Jane E Hanson
Signature of Notary Public

JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2021