Book 2020 Page 2434
Document 2020 2434 Type 03 001 Pages 3
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
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:
Alex J. Britt and Kaitlin J. Hutchinson, 2420 297th St, Delhi, Iowa 52223

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

Grantors:
Larry John Britt and Karen Jane Britt

Grantees:
Alex J. Britt and Kaitlin J. Hutchinson

Legal Description: See Page 3

Document or instrument number of previously recorded documents: _____

WARRANTY DEED
JOINT TENANCY

For the consideration of $10.00 Dollar(s) and other valuable consideration, Larry John Britt and Karen Jane Britt, husband and wife do hereby Convey to Alex J. Britt and Kaitlin J. Hutchinson as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

See attached legal description

This deed is exempt according to Iowa Code 428A.2(21).

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: July 22, 2020.

Larry John Britt, Grantor

Karen Jane Britt, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 22, 2020, by Larry John Britt and Karen Jane Britt, husband and wife.

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

Signature of Notary Public

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Legal Description

Parcel 2020-58, in the Southeast Quarter of the Southwest Quarter (SE 1/4 - SW 1/4) of Section Nine (9), Township Eighty-seven (87) North, Range Four (4) West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2020, Page 1601