Recorded: 8/21/2020 at 4:06:44.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $540.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2836

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:
Stephanie D.S. Maury and Christopher S. Maury, 16234 188th St, Manchester, Iowa 52057

Return Document To:
Stephanie D.S. Maury and Christopher S. Maury, 16234 188th St, Manchester, Iowa 52057

Grantors:
William H. Sangster and Jana L. Kinyon

Grantees:
Stephanie D.S. Maury and Christopher S. Maury

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED
JOINT TENANCY

For the consideration of $10.00 Dollar(s) and other valuable consideration, William H. Sangster and Jana L. Kinyon, husband and wife do hereby Convey to Stephanie D.S. Maury and Christopher S. Maury, wife and husband, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lot Twenty Three (23) of Prairie Hill Estates, a Subdivision of Parcel C and E in the Southwest Quarter of Section 18, and Parcel C in the Northwest Quarter of Section 19, Township 89 North, Range 5, West of the 5th P.M., according to plat recorded in Book 1999, Page 1731.

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: 8/21/2022.

William H. Sangster

William H. Sangster, Grantor

Jana L. Kinyon

Jana L. Kinyon, Grantor

STATE OF IOWA, COUNTY OF ~~DELAWARE~~ Dubuque SS

This record was acknowledged before me on August 21, 2022, by William H. Sangster and Jana L. Kinyon, husband and wife.

STEVEN J. DAVIS
Commission Number 815273
My Commission Expires
2-13-2022

Signature of Notary Public

STEVEN J. DAVIS
Commission Number 815273
My Commission Expires
2-13-2022

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