Recorded: 8/26/2020 at 3:52:45.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $380.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2896

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)
Matthew Dotson and Emmy Jo Dotson, 901 Tanglewood Trail, Manchester, IA 52057

Return Document To: (Name and complete address)
Matthew Dotson and Emmy Jo Dotson, 901 Tanglewood Trail, Manchester, IA 52057

Grantors:
Wendy L. Hellmann

Grantees:
Matthew Dotson
Emmy Jo Dotson

Legal description: See Page 2
Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $238,500.00 Dollar(s) and other valuable consideration, Wendy L. Hellmann, a single person do hereby Convey to Matthew Dotson and Emmy Jo Dotson, 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: Lot Twenty Nine (29) of Tanglewood Subdivision - Plat No. 3, City of Manchester, Delaware County, Iowa according to plat recorded in Book 2005, Page 1095

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 8-13-2020

Wendy L. Hellmann

Wendy L. Hellmann(Grantor) (Grantor)

(Grantor) (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8-13-2020, by Wendy L. Hellmann.

TERESA TURNIS
Commission Number 723638
My Comm. Exp. 7-25-2024

Signature of Notary Public

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