Hawkeye Escrow

Book 2020 Page 2914

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Date 8/27/2020 Time 2:07:08PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $94.40
Rev Stamp# 350 DOV# 333

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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:
Jeannie Wessels, 208 W Elm St, Manchester, Iowa 52057

Return Document To:
Jeannie Wessels, 208 W Elm St, Manchester, Iowa 52057

Grantors:
Mary E. Hansel

Grantees:
Jeannie Wessels

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $10.00 Dollar(s) and other valuable consideration, Mary E. Hansel, a single person do hereby Convey to Jeannie Wessels the following described real estate in Delaware County, Iowa:

> The West seventy five (75.0) feet of Lot Twenty Five (25), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, including easement right across the West one-third of Lot 26, in Book H, Misc., Page 498,

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: 8-19-2020.

Mary E. Hansel

Mary E. Hansel, Grantor

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on August 19, 2020, by Mary E. Hansel, a single person.

Patricia Coleman

Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 6/13/2021

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