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Date 9/11/2020 Time 9:53:21AM
Rec Amt $7.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Daryl E. Roberts, 2349 Jamestown Ave, Suite 4 Independence, Iowa 50644
Taxpayer: Mary Ann Fangman, 102 N Franklin Street, Manchester, Iowa 52057
Preparer: Daryl E. Roberts, 2349 Jamestown Ave, Suite 4 Independence, Iowa 50644, Phone: (319) 334-6046

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Mary Ann Fangman, a single person does hereby Convey to Mary Ann Fangman, and Charles G. Ward, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

> Unit 6 and the undivided 9.48% interest in the land and common elements appurtenant to said Unit, in "Franklin Place, A Condominium", according to Declaration of Submission of Property to Horizontal Property Regime for Franklin Place, A Condominium, recorded in Book 4 Misc., Page 16; same being located on part of Lots One Hundred Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in Book H L.D., Pages 186-188.
> **This deed is exempt according to Iowa Code 428A.2(11).**

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: 9/8/20.

Mary Ann Fangman
Mary Ann Fangman, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on September 8, 2020, by Mary Ann Fangman, a single person.

DARYL E ROBERTS
Commission Number 200066
My Commission Expires
December 12, 2021

Daryl E Roberts
Signature of Notary Public