Recorded: 11/2/2020 at 8:15:01.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $438.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3892

WARRANTY DEED - JOINT TENANCY

Return to: Thomas and Megan Hansel, 121 Fairview Dr., Manchester, IA 52057
Taxpayer: Thomas and Megan Hansel, 121 Fairview Dr., Manchester, IA 52057
Preparer: Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057, Phone: (563) 927-4164

For the consideration of $274,500.00 Dollar(s) and other valuable consideration, Clinton T. Cummings and Brandie L. Cummings, husband and wife do hereby Convey to Thomas J. Hansel and Megan C. Hansel, 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 One (1) of Fairview Acres Second Subdivision A Subdivision of Lots 44, 45, 46 of Fairview Acres Sec. 20, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2012, Page 533

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 October 28, 2020

Clinton T. Cummings (Grantor)

Brandie L. Cummings (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 28, 2020, by Clinton T. Cummings and Brandie L. Cummings.

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

Signature of Notary Public

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