Recorded: 1/8/2021 at 1:09:58.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $223.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 122

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George A. Davis, 225 1st Avenue East, Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Jeffrey S. and Kari J. Phillips, 828 Sherman Avenue, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Jeffrey S. and Kari J. Phillips, 828 Sherman Avenue, Manchester, Iowa 52057

Grantors:
Jarret David Wininger
Kimberly Jo Wininger

Grantees:
Jeffrey S. Phillips
Kari J. Phillips

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 Ten ($10.00) Dollar(s) and other valuable consideration, Jarret David Wininger and Kimberly Jo Wininger, husband and wife do hereby Convey to Jeffrey S. Phillips and Kari Jo Phillips, 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 Four (4) of First's Second Addition in SW1/4-NW1/4, Section 29 - T88N - R4W Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 152

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 January 4, 2021

Jarret David Wininger (Grantor)

Kimberly Jo Wininger (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DUBUQUE~~ Delaware

This record was acknowledged before me on January 4, 2021, by David Jarret Wininger and Kimberly Jo Wininger, husband and wife.

NOTARIAL SEAL IOWA
SUSAN K MEYER
Commission Number 798639
My Commission Expires
8-9-22

Signature of Notary Public

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