Recorded: 1/11/2021 at 12:34:30.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $439.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 147

Return To: Tyler & Nicole Hertrampf, 1016 Tanglewood Dr, Manchester, Iowa 52057
Taxpayer: Tyler & Nicole Hertrampf, 1016 Tanglewood Dr, Manchester, Iowa 52057
Preparer: Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057, Phone: (563) 927-5920

WARRANTY DEED - JOINT TENANCY

For the consideration of $10.00 Dollar(s) and other valuable consideration, Christopher K. Harbaugh and Sedona A. Harbaugh, husband and wife do hereby Convey to Tyler Hertrampf and Nicole Hertrampf as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lot Three (3) 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: 1/8/21.

Christopher K. Harbaugh, Grantor

Sedona A. Harbaugh, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 1/8/21, by Christopher K. Harbaugh and Sedona A. Harbaugh, husband and wife.

JESSICA SCHUBERT
Commission Number 767823
My Commission Expires 4/28/23

Signature of Notary Public

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