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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: James C. Baldwin and Kristine M. Baldwin, 1883 Honey Creek Rd, Manchester, IA 52057

Return Document To: Jane E. Hanson, 401 E Main St, Manchester, Iowa 52057

Grantors: Kristine Baldwin and James C. Baldwin

Grantees: Kristine M. Baldwin and James C. Baldwin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Kristine Baldwin and James C. Baldwin, wife and husband, do hereby Convey to Kristine M. Baldwin and James C. Baldwin, wife and husband as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(11).
That part of Lot L of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 4 L.D., Page 514, described as beginning at a point forty (40) feet South of the Northwest corner of said Lot L, thence South one hundred fifteen (115) feet, thence East fifty (50) feet, thence North one hundred fifteen (115) feet, thence West fifty (50) feet to place of beginning

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: April 12, 2021.

Kristine Baldwin, Grantor

James C. Baldwin, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 12, 2021 by Kristine Baldwin and James C. Baldwin, wife and husband.

JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2021

Signature of Notary Public

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