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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Craig and Diane Francois, 14352 Davenport Ave, Rosemont, MN 55068

Return Document To: Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors: Robert J. Francois and Olive Ann Francois

Grantees: Craig W. Francois and Diane M. Francois as co-trustees of Trust Agreement of Craig and Diane Francois

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Robert J. Francois and Olive Ann Francois, husband and wife, do hereby Convey to Craig W. Francois and Diane M. Francois, Co-Trustees of Trust Agreement of Craig and Diane Francois, the following described real estate in Delaware County, Iowa:

The West twenty seven (27) feet of Lot Seven (7) and the West twenty seven (27) feet of the South twenty (20) feet of Lot Two Hundred Sixty Five (265), Manchester, Iowa, said description includes a vacated alley originally laid out between said lots which is merged therein by the vacation, and the East fifty-five (55.0) feet of Lot Eight (8), Manchester, Iowa; same being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5) West of the 5th P.M.; together with the Grantor's right, title and interest in and to the South ten (10.0) feet of the vacated alley lying North and adjacent to the East fifty five (55.0) feet of the said Lot Eight (8).
Said parcel also being described as follows: The West Twenty seven (27) feet of Lot Seven (7) and the West twenty seven (27.0) feet of the South ten (10.0) feet of Lot Two Hundred Sixty Five (265) and that part of the vacated alley twenty (20.0) feet in width that adjoins the above described real estate; also the East fifty five (55.0) feet of Lot Eight (8), all in Manchester, Iowa, according to plat recorded in Book I, L.D., Page 284; together with all the Grantor's right, title and interest in and to the South ten (10.0) feet of the vacated alley lying North of and adjacent to the East Fifty five (55.0) feet of said Lot Eight (8).

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 16, 2021

Robert J. Francois, Grantor

Olive Ann Francois, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 16, 2021 by Robert J. Francois and Olive Ann Francois, husband and wife.

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

Signature of Notary Public

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