Book 2021 Page 1405

Document 2021 1405 Type 03 001 Pages 2
Date 4/19/2021 Time 2:53:18PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $427.20
Rev Stamp# 138 DOV# 130

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: Nathan A. Learn and Erin L. Learn, 1921 Honey Creek Road, Manchester, IA 52057

Return Document To: Nathan A. Learn and Erin L. Learn, 1921 Honey Creek Road, Manchester, IA 52057

Grantors: Dennis L. Wiedenman and Marsha M. Wiedenman

Grantees: Nathan A. Learn and Erin L. Learn

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, Dennis L. Wiedenman and Marsha M. Wiedenman, husband and wife, do hereby Convey to Nathan A. Learn and Erin L. Learn, 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:

That part of the North one-half (N1/2) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the Southeast corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty (20), and running thence West two hundred thirty five and fifty five one-hundredths (235.55) feet to the center of County Road C, thence North 29° 00' East three hundred ten (310.0) feet, to the point of beginning, thence continuing North 29° 00' East one hundred ninety three and two-tenths (193.2) feet, thence North 85° 29' West three hundred ten and one-tenth (310.1) feet, thence South 29° 00' West one hundred sixty four and four-tenths (164.4) feet, thence South 80° 20' East three hundred (300.0) feet to the point of beginning, excepting therefrom County Road C

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 15, 2021

Dennis L. Wiedenman, Grantor

Marsha M. Wiedenman, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on April 15th, 2021 by Dennis L. Wiedenman and Marsha M. Wiedenman, husband and wife.

Signature of Notary Public

NOTARIAL SEAL IOWA
BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-22

©The Iowa State Bar Association 2021
IowaDocs®