Recorded: 5/12/2021 at 9:18:38.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $279.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1729

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: Madison Kay Cornwell and Rusty Norman Cornwell, 1840 120th Ave, Manchester, Iowa 52057

Return Document To: Madison Kay Cornwell and Rusty Norman Cornwell, 1840 120th Ave, Manchester, Iowa 52057

Grantors: Bruce E. Brown and Diane M. Brown

Grantees: Madison Kay Cornwell and Rusty Norman Cornwell

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, Bruce E. Brown and Diane M. Brown, husband and wife, do hereby Convey to Madison Kay Cornwell and Rusty Norman Cornwell, husband and wife, 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 Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Sixteen (16), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M. described as commencing at a point on the West line of said Northwest Quarter (NW1/4) which is four hundred ninety five (495.0) feet North of the Southwest corner of said Northwest Quarter (NW1/4), and running thence North one hundred seventy five (175.0) feet, thence East two hundred seventy five (275.0) feet, thence South one hundred seventy five (175.0) feet, thence West two hundred seventy five (275.0) feet to the point 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: 05-11-2021

Bruce E. Brown, Grantor

Diane M. Brown, Grantor

STATE OF IOWA, COUNTY OF Buchanan

This record was acknowledged before me on May 11, 2021 by Bruce E. Brown and Diane M. Brown, husband and wife.

Signature of Notary Public

NOTARIAL SEAL IOWA

ANDREW J HAUBER
COMMISSION NO. 784331
MY COMMISSION EXPIRES
5/21/2022

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