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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Dean and Jacqueline Sherman, 308 S. Wayne Street, Manchester, IA 52057

Return Document To: Dean and Jacqueline Sherman, 308 S. Wayne Street, Manchester, IA 52057

Grantors: Mark R. Bennett Jr. and Amy L. Bennett

Grantees: Dean K. Sherman and Jacqueline K. Sherman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Ninety-Four Thousand Dollar(s) and other valuable consideration, Mark R. Bennett Jr. and Amy L. Bennett, husband and wife, do hereby Convey to Dean K. Sherman and Jacqueline K. Sherman, as 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:

> Lot Two (2), except the West two hundred ninety-seven (297) feet of the North seventy-five (75) feet thereof, of the Subdivision of part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 20

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: March 5, 2022.

Mark R. Bennett Jr., Grantor

Amy L. Bennett, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 5, 2022 by Mark R. Bennett Jr. and Amy L. Bennett, husband and wife.

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-24-25

Signature of Notary Public

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