Recorded: 1/6/2023 at 10:43:20.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $156.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 41

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Amos C. and Fannie D. Christner, 2547 220th Avenue, Delhi, Iowa 52223

Return Document To: Amos C. and Fannie D. Christner, 2547 220th Avenue, Delhi, Iowa 52223

Grantors: Gary Lee Sands and Penny K. Sands

Grantees: Amos C. Christner and Fannie D. Christner

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, Gary Lee Sands and Penny K. Sands, husband and wife, do hereby Convey to Amos C. Christner and Fannie D. Christner, 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:

Lots One (1) and Two (2) of Philip & Pauline Sands Subdivision Part Of The NW 1/4-SE 1/4, Part Of The SW 1/4-SE 1/4, And Part Of The SE 1/4-SE 1/4 Sec. 11, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 3715

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 12.30.22.

Gary Lee Sands

Gary Lee Sands, Grantor

Penny K Sands

Penny K. Sands, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 30, 22 by Gary Lee Sands and Penny K. Sands.

NOTARIAL SEAL IOWA SUSAN K MEYER Commission Number 798639 My Commission Expires 8-9-25

Signature of Notary Public

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