

Recorded: 6/29/2018 at 2:57:11.0 PM
Fee Amount: \$12.00
Revenue Tax: \$130.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 1835
Rev Stamp# 257 DOV# 280

Entered for taxation 2nd day
of July A D 2018
By Carol K. Bacher Auditor
P. H. Hebrard Deputy



WARRANTY DEED - JOINT TENANCY

Return to: Randy W. Franks and Dixie L. Franks, 816 E Butler Street, Manchester, IA 52057

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

Taxpayer: Randy W. Franks and Dixie L. Franks, 816 E Butler Street, Manchester, IA 52057

For the consideration of \$82,000.00 Dollar(s) and other valuable consideration, Mary T. Kenyon, a single person

do hereby Convey to
Randy W. Franks and Dixie L. Franks, 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: The East Sixty Five and Thirty-Five One-Hundredths (65.35) feet
of the South one-half of the West One Hundred Thirty and Thirty-Five One-Hundredths (130.35) feet
of Lot Sixteen (16), Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded
in Book 4 L.D., Page 484.

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 on June 28, 2018

Mary T. Kenyon
Mary T. Kenyon (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 28, 2018, by Mary T. Kenyon



Patricia Coleman
Signature of Notary Public