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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$87.20
Rev Stamp# 353 DOV# 371

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 30th day
of August A.D. 2018
By Gala K. Baker, Auditor
By S. Hildebrand, Deputy



WARRANTY DEED - JOINT TENANCY

Return to: Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310

Preparer: Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, (319) 465-5448

Taxpayer: Shaun C. Flanagan, P.O. Box 201, Hopkinton, IA 52237

For the consideration of One and no/100 ----- Dollar(s) and other valuable consideration, Patrick S. Sperfslage and Frankie K. Sperfslage, husband and wife

do hereby Convey to
Shaun C. Flanagan and Nicole K. Flanagan, 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), Two (2) and Three (3), Block Seven (7) and Lots
One (1), Two (2), Three (3) and Four (4), Block Eight (8) in H. A. Carter's Third Addition to
Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 104A; and also Lots Five (5), Six
(6), Seven (7) and Eight (8), Block Nine (9), H. A. Carter's Third Addition to Hopkinton, Iowa,
according to Replat of said Block reorded in Book 1 Plats, Page 95

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.

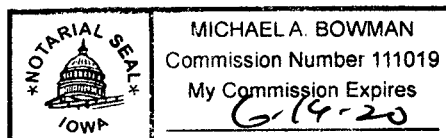
Dated on August 29 2018

Patrick S. Sperfslage
Patrick S. Sperfslage (Grantor)

Frankie K. Sperfslage
Frankie K. Sperfslage (Grantor)

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on August 29, 2018, by Patrick S. Sperfslage and Frankie K. Sperfslage



[Signature]
Signature of Notary Public