

Book 2018 Page 2496

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Rec Amt \$22.00 Aud Amt \$5.00 ✓
Rev Transfer Tax \$23.20
Rev Stamp# 363 DOV# 382

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Donald Daugherty, 411 10th ST SW Independence, IA 50644, 319-212-0616
Address tax statement to: Jerry Hastings PO Box 158 Manchester, IA 52057.

 Return to: Jerry Hastings PO Box 158 Manchester, IA 52057

Warranty Deed

For and in consideration of \$15,000.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jeanne A Daugherty f/k/a Jeanne Ann Duggan, married, of 411 10th ST SW, (the "Grantor"), does hereby convey, with general warranty covenants, unto Jerry Hastings, of PO Box 158 Manchester, Ia 52057 and Patricia Hastings, of PO Box 158 Manchester, Ia 52057, husband and wife, (collectively the "Grantee"), as joint tenants with full rights of Survivorship, and not tenants in common all right, title, interest, estate, claim and demand in the following described real estate in Delaware, County, Iowa:

Lot 769 City of Manchester according to plat recorded in Book I L. D. page 284

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same unto the Grantee and unto the Grantee's heirs and assigns forever, with all appurtenances attached to the property.

Taxes for tax year 2017 will be paid by the Grantor.

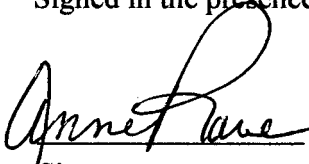
The Grantor does for the Grantee forever hereby covenant with the Grantee that the Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property; and to forever warrant and defend the title to the Property against all claims whatsoever.

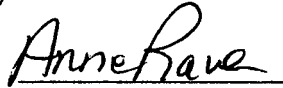
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

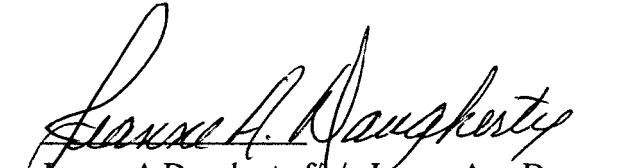
Words and phrases contained within this deed, including acknowledgement of this deed, will be construed as in the singular or plural, and as masculine or feminine gender, according to context.

IN WITNESS WHEREOF this deed was executed by the Grantor on this 24th day of August, 2018.

Signed in the presence of:


Signature


Name


Jeanne A Daugherty f/k/a Jeanne Ann Duggan

Spousal Acknowledgement

I, Donald Daugherty of 411 10th St SW, spouse of Jeanne A Daugherty f/k/a Jeanne Ann Duggan, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Donald C. Daugherty

STATE OF IOWA

COUNTY OF Delaware

On this 24th day of August, 2018, before me, a Notary Public in and for the State of Iowa, personally appeared Donald Daugherty, known to me or proven on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

Anne Rave (SEAL)
Notary Public, the State of Iowa



County of Delaware

Name: Anne Rave

My Commission Expires: 3/25/2021

Grantor Acknowledgement

STATE OF IOWA

COUNTY OF Delaware

On this 24 day of August, 2018, before me, a Notary Public in and for the State of Iowa, personally appeared Jeanne A Daugherty f/k/a Jeanne Ann Duggan, known to me or proven on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

Anne Rave (SEAL)
Notary Public, the State of Iowa

County of DelawareName: Anne RaveMy Commission Expires: 3/25/2021