

Recorded: 6/17/2019 at 2:31:14.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$295.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 1516

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information: (name and complete address)

Ferman D. and Esther I. Helmuth, 2717 220th Avenue, Delhi, IA 52223

Return Document To: (name and complete address)

Ferman D. and Esther I. Helmuth, 2717 220th Avenue, Delhi, IA 52223

Grantors:

Amos C. Christner and Fannie Christner

Grantees:

Ferman D. Helmuth and Esther I. Helmuth

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of \$185,000.00 Dollar(s) and other valuable consideration, Amos. C. Christner and Fannie Christner, husband and wife do hereby Convey to Ferman D. Helmuth and Esther I. Helmuth, 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:

Parcel B Part Of The NE ¼ - NE¼ Sec. 36, T88N, R5W Of The Fifth P.M.,
Delaware County, Iowa, according to plat recorded in Book 2008, Page 3087.

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: June 14, 2019.

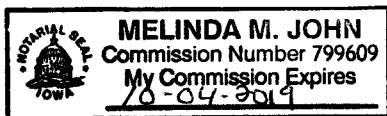

Amos C. Christner (Grantor)

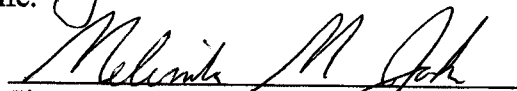
Fannie Christner
Fannie Christner (Grantor)

(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 14, 2019, by Amos C. Christner and Fannie Christner, husband and wife.




Signature of Notary Public