

2nd,
Barnstone Real Estate
102 South Frederick Ave
Bellevue, IA 50602



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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Timothy T. Schloss, 118 West Mission Street, Strawberry Point, IA 52076, Phone: 563-933-2029

Taxpayer Information: Patrick M. Hickson and Becky M. Hickson, 205 S. Washington Street, Edgewood, IA 52042

Return Document To: Patrick M. Hickson, 205 S. Washington Street, Edgewood, IA 52042

Grantors: Jennifer L. Lancaster

Grantees: Patrick M. Hickson and Becky M. Hickson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

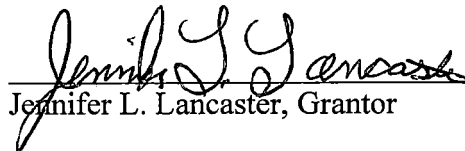
For the consideration of One Dollar(s) and other valuable consideration, Jennifer L. Lancaster, does hereby Convey to Patrick M. Hickson and Becky M. Hickson, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth P.M. described as commencing at a point where the centerline of Jackson Street intersects the West line of Washington Street (formerly Delaware Street) in Gifford's Addition to Edgewood, Iowa, and running thence West eight (8) rods, thence North one hundred seven and one-half (107 1/2) feet, thence East eight (8) rods, thence South to the point of beginning; also the South eleven (11) feet of that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Two (2), described as commencing at a point one hundred seven and one-half (107 1/2) feet North of the intersection of the center line of Jackson Street with the West line of Delaware Street, now Washington Street, in Gifford's Addition to Edgewood, Iowa, and running thence West eight (8) rods, thence North sixty four (64) feet, thence East eight (8) rods, thence South sixty four (64) feet to the point of beginning.

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: May 27, 2021.


Jennifer L. Lancaster, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on May 27, 2021 by
Jennifer L. Lancaster, single.




Signature of Notary Public