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Citizens State Bank
Ryan



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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$88.80

Rev Stamp# 242 DOV# 246

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, Manchester, IA 52057, Phone: 5639274164

Taxpayer Information: Kurtis and Denise Marie Zirtzman, PO Box 151, Ryan, Iowa 52330

Return Document To: Kurtis and Denise Zirtzman, PO Box 151, Ryan, Iowa 52330

Grantors: Frances P. Hettinger

Grantees: Kurtis David Zirtzman and Denise Marie Zirtzman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Fifty-Six Thousand Dollar(s) and other valuable consideration, Frances P. Hettinger, a single person, does hereby Convey to Kurtis David Zirtzman and Denise Marie Zirtzman, 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:

Lot Three (3) of Double F Subdivision Part Of The NE $\frac{1}{4}$ Of The NW $\frac{1}{4}$ And Part Of The NW $\frac{1}{4}$ Of The NE $\frac{1}{4}$ Of Section 32, Township 89 North, Range 6 West Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 79

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, 2021

Frances P. Hettinger
Frances P. Hettinger, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on June 14, 2021 by
Frances P. Hettinger, single.

[Signature]
Signature of Notary Public

