



Book 2021 Page 2675

Document 2021 2675 Type 03 001 Pages 2
Date 7/26/2021 Time 10:44:20AM
Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

chy
Return To: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920
Taxpayer: Dean Boone and Sandra Sue Boone, 1942 240th St, Manchester, IA 52057 1942
240th Street, Manchester, IA 52057
Preparer: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Dean Boone and Sandra Sue Boone, husband and wife, do hereby Convey to Dean Boone and Sandra Sue Boone, 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:

This deed is exempt according to Iowa Code 428A.2(11).

That part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Fifteen (15), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, described as commencing at the Southeast corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Fifteen (15), thence West 121.5 feet along the South line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Fifteen (15) to the point of beginning, thence West 660.0 feet along the South line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Fifteen (15), thence North 0 degrees 32 minutes, East 694.7 feet, thence North 89 degrees 16 minutes, East 660.1 feet, thence South 0 degrees 32 minutes, West 703.3 feet to the point of beginning, said parcel containing approximately 10.59 acres subject to the road right of way and easements of record. The South line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Fifteen (15) is assumed to bear due East and West.

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: July 26, 2021.

Dean Boone

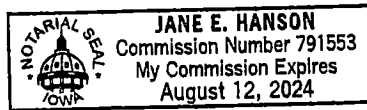
Dean Boone, Grantor

Sandra Sue Boone

Sandra Sue Boone, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 26, 2021 by Dean Boone and Sandra Sue Boone, husband and wife.



[Signature]
Signature of Notary Public