

Recorded: 7/30/2021 at 3:30:45.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$277.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2749

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Stephen Carl Weber and Anne McGowan, 204 Hansel Street, Manchester, Iowa 52057

Return Document To: Stephen Carl Weber and Anne McGowan, 204 Hansel Street, Manchester, Iowa 52057

Grantors: Terry G. Folsom and Judith M. Folsom

Grantees: Stephen Carl Weber and Anne McGowan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Seventy-Four Thousand Dollar(s) and other valuable consideration, Terry G. Folsom and Judith M. Folsom, husband and wife, do hereby Convey to Stephen Carl Weber and Anne McGowan, 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 Lot Fifty Six (56) of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, described as commencing at a point eighty one and fifteen one-hundredths (81.15) feet West of the Northeast corner of said Lot Fifty Six (56), and running thence West sixty nine (69.0) feet, thence South ninety nine (99.0) feet, thence East Sixty nine (69.0) feet, thence North ninety nine (99.0) feet to the place 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.

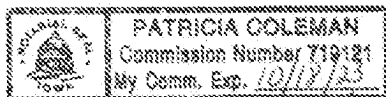
Dated: 7-22-21

Terry G. Folsom
Terry G. Folsom, Grantor

Judith M. Folsom
Judith M. Folsom, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 7-22-21 by
Terry G. Folsom and Judith M. Folsom, husband and wife.



Patricia Coleman
Signature of Notary Public