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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: James and Sharon Burrack, 816 Tanglewood Drive, Manchester, IA
52057

 **Return Document To:** James and Sharon Burrack, 816 Tanglewood Drive, Manchester, IA
52057

Grantors: James W. Burrack and Sharon K. Burrack

Grantees: James W. Burrack, Sharon K. Burrack and Amy R. Bowman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration One Dollar(s) and other valuable consideration, James W. Burrack and Sharon K. Burrack, husband and wife, do hereby Convey to James W. Burrack an undivided 45% interest, Sharon K. Burrack an undivided 45% interest, and Amy R. Bowman an undivided 10% interest all as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot One (1) of the Plat of Tanglewood Subdivision-Plat No. 2, City of Manchester, Delaware County, Iowa according to plat recorded in Book 5 Plats, Page 116.

This deed is exempt according to Iowa Code 428A.2(21).

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.

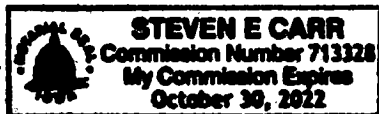
Dated: September 16, 2021.

James W. Burrack
James W. Burrack, Grantor

Sharon K. Burrack
Sharon K. Burrack, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 16, 2021 by James W. Burrack and Sharon K. Burrack, husband and wife.



Sh E C
Signature of Notary Public