

Recorded: 10/14/2021 at 3:46:44.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$191.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3611

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: Anthony and Rebecca Bardgett, 713 Ridgewood Drive, Manchester, IA 52057

Return Document To: Anthony and Rebecca Bardgett, 713 Ridgewood Drive, Manchester, IA 52057

Grantors: David C. Yoder and Ruby Yoder

Grantees: Anthony T. Bardgett and Rebecca J. Bardgett

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

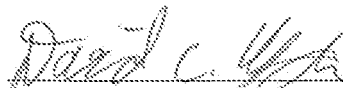
For the consideration of One Hundred Twenty Thousand Dollar(s) and other valuable consideration, David C. Yoder and Ruby Yoder, husband and wife, do hereby Convey to Anthony T. Bardgett and Rebecca J. Bardgett, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

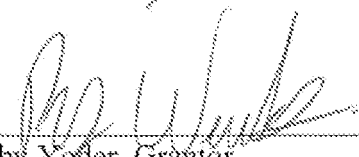
The South fifty (50) feet of Lot Twenty Nine (29), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 13.

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.

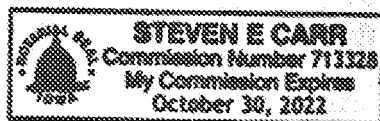
Dated: October 14, 2021

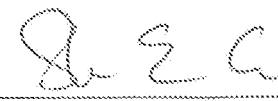

David C. Yoder, Grantor


Ruby Yoder, Grantor
aka Ruby Winkels

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 14, 2021 by David C. Yoder and Ruby Yoder, husband and wife.




Signature of Notary Public