

Recorded: 10/22/2021 at 1:45:15.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$303.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3713

Preparer Information: Erick Skogman, Elderkin & Pirnie, PLC, 316 2nd St SE #124, Cedar Rapids, IA 52401
(319) 362-2137

Return Document To/Address Tax Statements: Lori Ann Hempstead and Joshua Ryan Hempstead, 300 E. Union St., Manchester, IA 52057

WARRANTY DEED – JOINT TENANCY

For the consideration of Ten Dollars and other valuable consideration, Andrew J. Rucker and Angelina S. Rucker, husband and wife, do/does hereby convey to Lori Ann Hempstead and Joshua Ryan Hempstead, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in DELAWARE County, Iowa:

The West one-half (W 1/2) of Lot four (4) of Burrington's Addition to Manchester, Iowa, according to the plat recorded in Book I L.D., Page 245, except the East forty two (42) feet thereof

AND

That part of the East two thirds (E 2/3) of Lot Three (3) of Burrington's Addition to Manchester, Iowa, according to the plat recorded in Book I L.D., Page 245, described as commencing at the Southeast corner of said Lot and running thence North to a point ninety three and one-half (93 1/2) feet South of the Northeast corner of said Lot, thence West eighty (80) feet, thence South to the South line of said Lot, thence East to the place of beginning,

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: 10/21/21


Andrew J. Rucker


Angelina S. Rucker

STATE OF IOWA, COUNTY OF LINN

This instrument was acknowledged before me this 21st day of October, 2021, by Andrew J. Rucker and Angelina S. Rucker, husband and wife.


Notary Public – State of Iowa

