

Recorded: 11/1/2021 at 9:29:11.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$311.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3818

Return To/Taxpayer: Benjamin Ohl and Deana Marie Ohl, 818 N. Franklin St., Manchester, IA 52057
Preparer: Benjamin M. Lange, Swisher & Cobrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

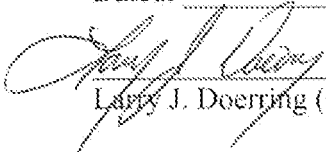
For the consideration of one Dollar(s) and other valuable consideration, Larry J. and Nancy K. Doerring f/k/a Nancy K. Bockenstedt, husband and wife, do hereby Convey to Benjamin Lukas Ohl and Deana Marie Ohl, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in **Delaware** County, Iowa:

See Attached "Exhibit A"

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: 10-26-21

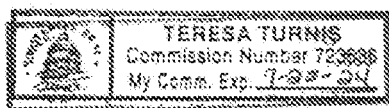

Larry J. Doerring (Grantor)


Nancy K. Doerring f/k/a Nancy K. Bockenstedt
(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE ss.

This record was acknowledged before me this 26th day of October, 2021, by Larry J. and Nancy K. Doerring f/k/a Nancy K. Bockenstedt.


Signature of Notary Public



723636

Exhibit A – Legal Description

The South fifty five (55) feet of Lot Thirty Two (32), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245; and that part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE1/4) of Section Twenty Nine (29), Township Eight Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at the Southwest corner of said Lot Thirty Two (32), thence West to the East line of the right-of-way of the Manchester and Oneida Railway Company, thence Northerly along the said East line of the right-of-way to a point fifty five (55) feet North of the extended South line of said Lot Thirty Two (32), thence East to a point on the West line of said Lot Thirty Two (32), fifty five (55) feet North of the Southwest corner of said Lot Thirty Two (32), thence South to the point of beginning.