

Recorded: 11/18/2021 at 12:33:41.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$255.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4036

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: Bruce and Kimberly McMurrin, 2367 Jefferson Road, Manchester, IA 52057

Return Document To: Bruce and Kimberly McMurrin, 2367 Jefferson Road, Manchester, IA 52057

Grantors: James A. McMurrin and Joan A. McMurrin

Grantees: Bruce McMurrin and Kimberly S. McMurrin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Sixty Thousand Dollar(s) and other valuable consideration, James A. McMurrin and Joan A. McMurrin, husband and wife, do hereby Convey to Bruce McMurrin and Kimberly S. McMurrin, 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:

Parcel G, Parcel H Parts Of The NW $\frac{1}{4}$ Of The SE $\frac{1}{4}$ Of Section 10, T88N, R5W, Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 96.

Also described as:

Parcel G part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, T88N, R5W, of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 96.

AND

Parcel H part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, T88N, R5W, of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 96.

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.

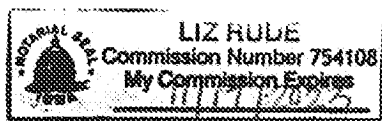
Dated: 11/17/2021

James A. McMurrin
James A. McMurrin, Grantor

Joan A. McMurrin
Joan A. McMurrin, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 17, 2021 by James A. McMurrin and Joan A. McMurrin, husband and wife.



Liz Rude
Signature of Notary Public