

Recorded: 12/16/2021 at 12:29:00.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$295.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4348

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Wade F. Brandt & Janice L. Brandt, 120 Prospect Ct, Manchester, IA 52057

Return Document To: Wade F. Brandt & Janice L. Brandt, 120 Prospect Ct, Manchester, IA 52057

Grantors: Charles S. Dighton and Carol Dighton

Grantees: Wade F. Brandt and Janice L. Brandt

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Charles S. Dighton and Carol Dighton, husband and wife, do hereby Convey to Wade F. Brandt and Janice L. Brandt, 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:

Lot Five (5) of the Survey and Plat of the Subdivision of the Southeast part of Lot Nine (9) of the Subdivision of the Southwest Quarter (SW1/4) and the South one-half (S1/2) of the Northwest Quarter (NW1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 12.

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: December 15, 2021.

Charles S. Dighton
Charles S. Dighton, Grantor

Carol Dighton
Carol Dighton, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 15, 2021 by Charles S. Dighton and Carol Dighton, husband and wife.



Teresa J. Greve
Signature of Notary Public