

Recorded: 1/11/2022 at 9:27:27.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$215.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 110

**Return To/Taxpayer:** Thien Van Phan & Tuyet T Le, 905 W. Marion St., Manchester, IA 52057  
**Preparer:** Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1<sup>st</sup> Street East, Independence, IA 50644 (319) 334-4488

### WARRANTY DEED - JOINT TENANCY

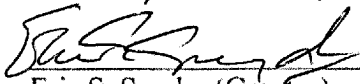
For the consideration of one Dollar(s) and other valuable consideration, Eric S. Snyder and Heather L. Snyder, husband and wife, do, hereby Convey to Thien Van Phan and Tuyet T Le, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in **Delaware** County, Iowa:

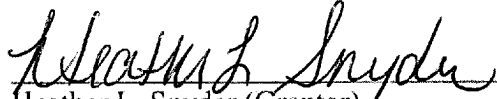
Lot Six Hundred Seventeen (617), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285.

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.

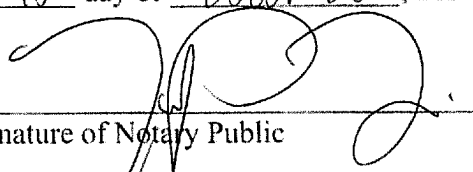
Dated: 12-15-21

  
Eric S. Snyder (Grantor)

  
Heather L. Snyder (Grantor)

Texas (TP) Dallas  
STATE OF ~~IOWA~~, COUNTY OF ~~DELAWARE~~ ss.

This record was acknowledged before me this 15<sup>th</sup> day of December, 2021, by Eric S. Snyder and Heather L. Snyder.

  
Signature of Notary Public

