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Document 2022 374 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$271.20
Rev Stamp# 65 DOV# 63

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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: Alexander and Kendra Vix, 713 E. Union Street, Manchester, IA 52057

Return Document To: ~~Alexander and Kendra~~ Vix, 713 E. Union Street, Manchester, IA 52057

Grantors: David J. Trumblee and Taylor Trumblee

Grantees: Alexander Vix and Kendra Vix

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401





WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Seventy Thousand Dollar(s) and other valuable consideration, David J. Trumblee and Taylor Trumblee, husband and wife, do hereby Convey to Alexander Vix and Kendra Vix, 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:

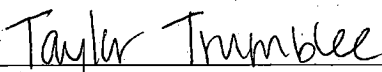
Lot One (1) of the Subdivision of Lot Three Hundred Nine (309), Manchester, Iowa, according to plat recorded in Book 2, Page 79, in the office of the Recorder of Delaware County, Iowa

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.

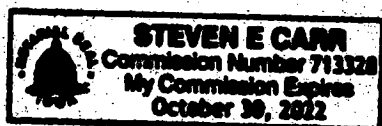
Dated: January 28, 2022

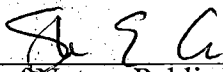

David J. Trumblee, Grantor


Taylor Trumblee, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 31, 2022 and January 28, 2022 by David J. Trumblee and Taylor Trumblee, husband and wife.




Signature of Notary Public