

Recorded: 3/3/2022 at 4:06:06.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$421.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 711

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information: Todd Scherbring and April Scherbring, 103 6th St SE, Dyersville, IA
52040

Return Document To: Todd Scherbring and April Scherbring, 103 6th St SE, Dyersville, IA
52040

Grantors: Fredrick J. Vorwald and Judith A. Vorwald

Grantees: Todd Scherbring and April Scherbring

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, Fredrick J. Vorwald and Judith A. Vorwald, husband and wife, do hereby Convey to Todd Scherbring and April Scherbring, 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:

That part of Lots Ninety (90) and Ninety One (91), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, described as commencing at a point twenty two (22.0) feet South of the Northeast corner of said Lot Ninety One (91), thence West one hundred twelve (112.0) feet, thence South thirty seven (37.0) feet, thence East one hundred twelve (112.0) feet, thence North thirty seven (37.0) feet to the point of beginning;

and

also all interest in the wall on the following described premises, to wit:

Commencing at a point 21 feet South of the Northeast corner of Lot 91, running thence West 112 feet, thence South 1 foot, thence East 112 feet, thence North 1 foot, to the point of beginning, all in Delaware County, Iowa; these are two store front properties commonly known as 116 North Franklin Street and 118 Franklin Street, in the City of Manchester, Iowa; this description contains two buildings and two store fronts.

This deed is given in fulfillment of real estate contract filed December 14, 2018 in Book 2018, Page 3524 of the records of the Delaware County Recorder.

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.

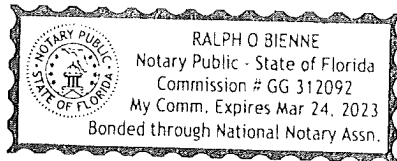
Dated: 2-16-22.

Fredrick J. Vorwald
Fredrick J. Vorwald, Grantor

Judith A. Vorwald
Judith A. Vorwald, Grantor

STATE OF FLORIDA, COUNTY OF Sarasota

This record was acknowledged before me on 2/16/22 by
Fredrick J. Vorwald and Judith A. Vorwald, husband and wife.
by Physical Presence



[Signature]
Signature of Notary Public