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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$367.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

*Copy  
Citizens State Bank  
1218 W. Main St  
Manchester IA*

**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:** Scott and Sarah Hermanson, 120 Highland Ave, Fairfax, IA 52228

**Return Document To:** Scott and Sarah Hermanson, 120 Highland Ave, Fairfax, IA 52228

**Grantors:** Dean Sherman a/k/a Dean K. Sherman and Jacqueline Sherman a/k/a Jacqueline K. Sherman

**Grantees:** Scott C. Hermanson and Sarah D. Hermanson

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Thirty Thousand Dollar(s) and other valuable consideration, Dean Sherman a/k/a Dean K. Sherman and Jacqueline Sherman a/k/a Jacqueline K. Sherman, husband and wife, do hereby Convey to Scott C. Hermanson and Sarah D. Hermanson, 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 the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point where the West line of Wayne Street in the City of Manchester, Delaware County, Iowa, if projected, would cross the South line of the right-of-way of the Illinois Central Railroad, thence South four and twenty four one-hundredths (4.24) chains, thence East twelve (12) chains to the Southeast corner of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), thence North four and twenty four one-hundredths (4.24) chains to the South line of the right-of-way of the Illinois Central Railroad, thence West along the South line of said right-of-way twelve (12) chains to the point of beginning.

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: 4/1/2022

Dean Sherman

Dean Sherman a/k/a Dean K. Sherman, Grantor

Jacqueline K. Sherman  
Jacqueline Sherman a/k/a Jacqueline K. Sherman,  
Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 1, 2022 by  
Dean Sherman a/k/a Dean K. Sherman and Jacqueline Sherman a/k/a Jacqueline K. Sherman,  
husband and wife.



[Signature]  
Signature of Notary Public

