



Book 2022 Page 1278

Document 2022 1278 Type 03 001 Pages 2

Date 4/22/2022 Time 10:09:19AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$31.20

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: Benjamin and Madison Lechtenberg, 1675 Firefly Road, Manchester, IA 52057

Return Document To: Benjamin and Madison Lechtenberg, 1675 Firefly Road, Manchester, IA 52057

Grantors: John C. Broghammer and Mary D. Broghammer

Grantees: Benjamin A. Lechtenberg and Madison L. Lechtenberg

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

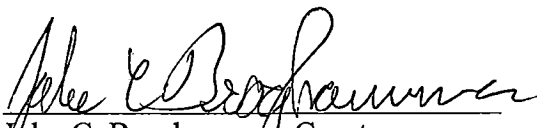
For the consideration of Twenty Thousand Dollar(s) and other valuable consideration, John C. Broghammer and Mary D. Broghammer, husband and wife, do hereby Convey to Benjamin A. Lechtenberg and Madison L. Lechtenberg, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

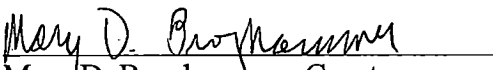
Lot One (1) of Shady Acres Subdivision Of Part Of The SW ¼ Of The SE ¼ Of Section 1, T89N, R6W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 179; also Parcel 2017-83; Being Part Of Lot 2 Of Shady Acres Subdivision In The Southwest Quarter Of The Southeast Quarter (SW1/4-SE1/4) Of Section 1, Township 89 North, Range 6 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2017, Page 3170

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.

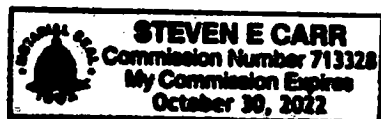
Dated: April 22, 2022

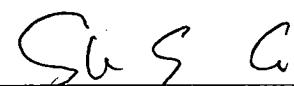

John C. Broghammer, Grantor


Mary D. Broghammer, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 22, 2022 by John C. Broghammer and Mary D. Broghammer, husband and wife.




Signature of Notary Public