

Recorded: 5/3/2022 at 11:47:43.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$71.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1410

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Brian S. Mensen, 111 E. Reed St., PO Box 76, Red Oak, IA 51566,
Phone: (712) 623-4844

Taxpayer Information: William J. Foster and Theresa M. Foster, 124 Reader Court, Etna, OH
43062

Return Document To: Brian S. Mensen, 111 E. Reed St., PO Box 76, Red Oak, IA 51566,
Phone: (712) 623-4844

Grantors: See Page 2

Grantees: See Page 2

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Steven B. Mensen, a single person, does hereby Convey to William J. Foster and Theresa M. Foster, 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 Four (4) of Mensen Second Subdivision being a subdivision of Lot A Mensen Subdivision in the Southeast Quarter (SE1/4) of Section Fourteen (14), Township Eighty-nine (89) North, Range Six (6), West of the 5th P.M., according to plat recorded in Book 2018 Page 1209, in the Office of the Delaware County Recorder, together with easements and servient estates appurtenant thereto and subject to applicable zoning regulations and easements of record.

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: 4-26-2022

Steven B. Mensen
Steven B. Mensen, Grantor

STATE OF FLORIDA, COUNTY OF Santer

This record was acknowledged before me on April 26, 2022 by Steven B. Mensen, single.

Susan M. Waterman
Signature of Notary Public



Susan M. Waterman
Notary Public
State of Florida
Comm# HH072472
Expires 12/15/2024