

Recorded: 5/25/2022 at 2:46:54.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$677.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1671

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information: Chad A. Sellers and Jana K. Sellers, 1955 162nd Avenue, Manchester, IA 52057

Return Document To: Chad A. Sellers, 1955 162nd Avenue, Manchester, IA 52057

Grantors: Troy L. Tutton and Lisa M. Tutton

Grantees: Chad A. Sellers

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, Troy L. Tutton and Lisa M. Tutton, husband and wife, do hereby Convey to Chad A. Sellers and Jana K. Sellers, 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 Six (6) of Quaker Mill Ridge - A Subdivision Of The SW 1/4 Of The NW 1/4
And Part Of The N 1/2 Of The NW 1/4 Of The SW 1/4 Of Section 19, T89N,
R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in
Book 2001, Page 570.

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: May 19, 2022

Troy L. Tutton

Troy L. Tutton, Grantor

Lisa M. Tutton

Lisa M. Tutton, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 19, 2022 by
Troy L. Tutton and Lisa M. Tutton, husband and wife.



Teresa Turnis
Signature of Notary Public