

Recorded: 6/16/2022 at 8:44:12.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$519.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 1866

Return To: Michael and Nicole McAulay, 700 Tanglewood Drive, Manchester, IA 52057  
Taxpayer: Michael and Nicole McAulay, 700 Tanglewood Drive, Manchester, IA 52057  
Preparer: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164



### WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Gregory H. Moore and Amy E. Moore, husband and wife, do hereby Convey to Michael W. McAulay and Nicole R. McAulay, 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:

Lots Nine (9) and Ten (10) of the Plat of Tanglewood Subdivision - Plat No. 1, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 95

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: 6-16-22

  
\_\_\_\_\_  
Gregory H. Moore, Grantor

  
\_\_\_\_\_  
Amy E. Moore, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 15, 2022 by  
Gregory H. Moore and Amy E. Moore, husband and wife.

  
\_\_\_\_\_  
Signature of Notary Public

