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Date 6/16/2022 Time 1:30:44PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

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: Danny and Christine McDowell, 1883 State Hwy 13, Manchester, IA 52057

Return Document To: Danny and Christine McDowell, 1883 State Hwy 13, Manchester, IA 52057

Grantors: Richard Beaudine aka Richard Lee Beaudine and Marilyn Beaudine aka Marilyn I. Beaudine

Grantees: Danny R. McDowell and Christine K. McDowell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Sixty Thousand Dollar(s) and other valuable consideration, Richard Beaudine aka Richard Lee Beaudine and Marilyn Beaudine aka Marilyn I. Beaudine, husband and wife, do hereby Convey to Danny R. McDowell and Christine K. McDowell, 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 Twenty Seven (27), Block One (1), Sunset Beach, a Subdivision of parts of Section Seventeen (17), Eighteen (18) and Twenty (20), of Township Eighty-nine (89) North, Range Five (5), West of the 5th P.M., in Delaware County, Iowa according to plat recorded in Book 2, Plats, Page 20; and the East twenty (20) feet of Sunset View Road lying adjacent to the West line of said Lot Twenty Seven (27)

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: June 16, 2022.

Marilyn Beaudine

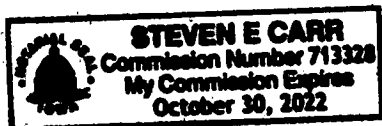
Marilyn Beaudine as Attorney-in-Fact for
Richard Beaudine aka Richard Lee Beaudine

Marilyn Beaudine

Marilyn Beaudine aka Marilyn I. Beaudine,
Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 16, 2022 by
Marilyn Beaudine as Attorney-in Fact for Richard Beaudine aka Richard Lee Beaudine and
Marilyn Beaudine aka Marilyn I. Beaudine, husband and wife.



SE C

Signature of Notary Public