



Book 2022 Page 2025

Document 2022 2025 Type 03 001 Pages 3
Date 7/01/2022 Time 10:17:24AM
Rec Amt \$17.00 Aud Amt \$20.00
Rev Transfer Tax \$279.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Thomas J. Hanson, 401 E Main St, Manchester, IA 52057

Taxpayer: David A. Mickens and Linda A. Mickens, 1598 197th Street, Manchester, IA 52057

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



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Sandra J. Mickens Leonard, a single person, does hereby Convey to David A. Mickens and Linda A. Mickens, 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:

The Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the South ten (10) chains and ninety six and one-half ($96 \frac{1}{2}$) links of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-four (24); and the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-Five (25); all in Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M.; and the Southwest fractional Quarter (SW fr $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the South ten (10) chains and ninety six and one-half ($96 \frac{1}{2}$) links of the Northwest Fractional Quarter (NW fr $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Nineteen (19); and the Northwest fractional Quarter (NW fr $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty (30); all in Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., subject to highways and easements of record. Except that part of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-Four (24), Township Eighty Nine (89) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at the Northeast corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and running thence South $89^{\circ} 22'$ West one hundred sixty-six (166.0) feet along the North line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence South two hundred sixty-two and forty-one one-hundredths (262.41) feet, thence North $89^{\circ} 22'$ East one hundred sixty-six (166.0) feet to the East line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence North along said East line two hundred sixty-two and forty-one one-hundredths (262.41) feet to the point of beginning.

This deed is given in fulfillment of a recorded Real Estate Contract filed October 7, 1987

in Book 121 L.D., Page 175.

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 25, 2022

Sandra J. Mickens Leonard
Sandra J. Mickens Leonard, Grantor

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____ by
Sandra J. Mickens Leonard, a single person.

*See Attached
Certificate

Signature of Notary Public

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

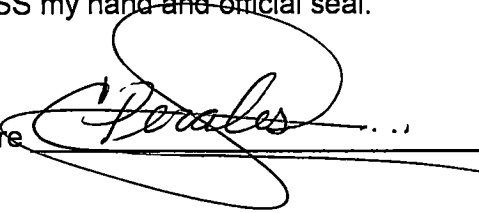
County of Orange

On 06/25/22 before me, Concepcion Perales, notary public, personally appeared ***Sandra J Mickens Leonard***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed Joint Tenancy

Document Date: June 25, 2022 # of Pages: 2

Signer(s) Other Than Named Above: --