



Book 2022 Page 2099

Document 2022 2099 Type 03 001 Pages 2  
Date 7/11/2022 Time 10:03:10AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$236.00

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:** Brad and Cristy Gardner 717 E. Fayette Street, Manchester, IA 57057

**Return Document To:** Brad and Cristy Gardner 717 E. Fayette Street, Manchester, IA 57057

**Grantors:** Nicole A. Payne f/k/a both Nicole A. Harbaugh and Nicole A. McGraw and Kaleb Payne

**Grantees:** Brad A. Gardner and Cristy L. Gardner

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

629  
FARMERS SUPPLY BANK  
P.O. BOX 130  
STRAUBENBERG # 174  
57076



**WARRANTY DEED JOINT TENANCY**

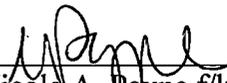
For the consideration of One Hundred Forty-Eight Thousand Dollar(s) and other valuable consideration, Nicole A. Payne f/k/a both Nicole A. Harbaugh and Nicole A. McGraw and Kaleb Payne, wife and husband, do hereby Convey to Brad A. Gardner and Cristy L. Gardner, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Eleven (11) of the Subdivision of Lots One Hundred Sixteen (116) and One Hundred Seventeen (117) of Manchester, Iowa, and Lots One (1) and Two (2) of Iowa Land Company's Addition to Manchester, Delaware County, Iowa, according to plat recorded in Book 1 Plats, Page 114

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.

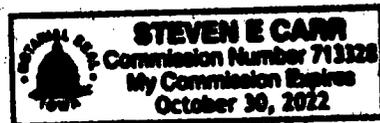
Dated: June 29, 2022.

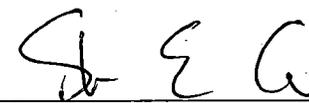
  
\_\_\_\_\_  
Nicole A. Payne f/k/a both Nicole A. Harbaugh  
and Nicole A. McGraw, Grantor

  
\_\_\_\_\_  
Kaleb Payne, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 29, 2022 by Nicole A. Payne f/k/a both Nicole A. Harbaugh and Nicole A. McGraw and Kaleb Payne, wife and husband.



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