



Book 2022 Page 2099

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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:

649
Furness Shop Bank
P.O. Box 130
Strawberry R. IA
57076



WARRANTY DEED JOINT TENANCY

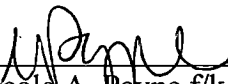
For the consideration of One Hundred Forty-Eight Thousand Dollar(s) and other valuable consideration, Nicole A. Payne f/k/a both Nicole A. Harbaugh and Nicole A. McGraw and Kaleb Payne, wife and husband, do hereby Convey to Brad A. Gardner and Cristy L. Gardner, as husband and wife as joint tenants with 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.



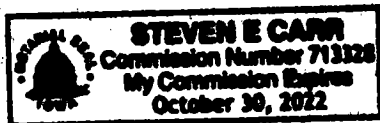
Nicole A. Payne f/k/a both Nicole A. Harbaugh
and Nicole A. McGraw, Grantor

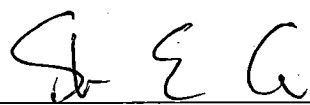


Kaleb Payne, Grantor

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