

Recorded: 9/2/2022 at 2:53:26.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2646

**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: Todd and Jennifer Langel, 18928 161st Ave, Manchester, IA 52057

Return Document To: Todd and Jennifer Langel, 18928 161st Ave, Manchester, IA 52057

Grantors: C. Allan Poots and Jennifer R. Niebyl

Grantees: Todd M. Langel and Jennifer L. Langel

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY


For the consideration of Two Hundred Fifty Thousand Dollar(s) and other valuable consideration, C. Allan Poots and Jennifer R. Niebyl, husband and wife, do hereby Convey to Todd M. Langel and Jennifer L. Langel, 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:

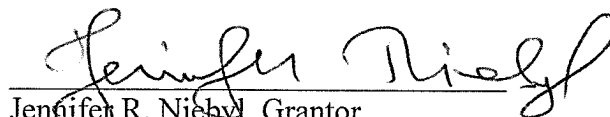
Lots Ten (10) and Ten A (10A) of Auditor's Plat No. 2, Part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty Five (25), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 97; also all lake frontage adjoining said Lots Ten (10) and Ten A (10A)

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.

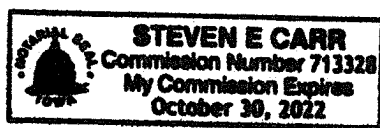
Dated: August 30, 2022



C. Allan Poots, Grantor


Jennifer R. Niebyl, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 30, 2022 by C. Allan Poots and Jennifer R. Niebyl, husband and wife.




Signature of Notary Public