

Recorded: 3/13/2023 at 8:06:03.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 560

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: George A. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Mark J. and Lori S. Bluml, 902 North Adams, Carroll, Iowa 51401

Return Document To: Mark J. and Lori S. Bluml, 902 North Adams, Carroll, Iowa 51401

Grantors: Charles G. Ward and Peggy L. Ward

Grantees: Mark J. Bluml and Lori S. Bluml

Legal Description: See Page 2

Document or instrument number of previously recorded documents:





WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Charles G. Ward and Peggy L. Ward, husband and wife, do hereby Convey to Mark J. Bluml and Lori S. Bluml, 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:

Unit 6 and the undivided 9.48% interest in the land and common elements appurtenant to said Unit, in "Franklin Place, A Condominium", according to Declaration Of Submission Of Property To Horizontal Property Regime For Franklin Place, A Condominium, recorded in Book 4 Misc., Page 16; same being located on part of Lots One Hundred Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in Book H L.D., Pages 186-188

This deed is exempt according to Iowa Code 428A.2(10). This deed is intended to supplement Warranty Deed recorded on February 4, 2022 in Book 2022, Page 430 at the Delaware County Recorder and Explanatory Affidavit recorded on March 1, 2023 in Book 2023, Page 442 at the Delaware County Recorder.

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.

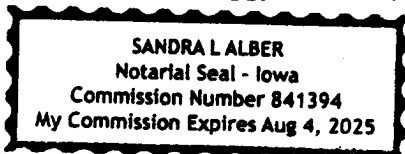
Dated: 3-9-23

Charles G. Ward, Grantor

Peggy L. Ward, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 9 day of March, 2023 by Charles G. Ward and Peggy L. Ward, husband and wife.



Sandra L. Alber, Signature of Notary Public