

Recorded: 4/3/2023 at 10:16:52.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$543.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 704

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information: Tanner^L_A and Makaela^J_A Lovell, 824 Tanglewood Drive, Manchester, Iowa 52057

Return Document To: Tanner and Makaela Lovell, 824 Tanglewood Drive, Manchester, Iowa 52057

Grantors: Shayne D. Murphy and Diane E. Murphy

Grantees: Tanner^L_A Lovell and Makaela^J_A Lovell

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, Shayne D. Murphy and Diane E. Murphy, husband and wife, do hereby Convey to Tanner Lovell and Makaela Lovell, 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 Three (3) of the Plat of Tanglewood Subdivision - Plat No. 2, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 116

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: March 31, 2023.

Shayne D. Murphy
Shayne D. Murphy, Grantor

Diane E. Murphy
Diane E. Murphy, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 31, 2023 by
Shayne D. Murphy and Diane E. Murphy.



Susan K Meyer
Signature of Notary Public