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Document 2023 1359 Type 03 001 Pages 2
Date 6/16/2023 Time 2:49:49PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$221.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Henry Bontrager and Lydia Bontrager, 2842 285th Avenue, Hopkinton, Iowa 52237

Return Document To: Henry Bontrager and Lydia Bontrager, 2842 285th Avenue, Hopkinton, Iowa 52237

Grantors: Amos C. Christner and Fannie Christner

Grantees: Henry Bontrager and Lydia Bontrager

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Amos C. Christner and Fannie Christner, husband and wife, do hereby Convey to Henry Bontrager and Lydia Bontrager, 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:


Parcel A Part of The NE 1/4 of the SE 1/4 and the NE 1/4 of the NW 1/4 of the SE 1/4, all in Section 6 T87N, R3W of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 56

Deed is given in fulfillment of Real Estate Contract filed February 8, 2021 in Book 2021, Page 514.

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.

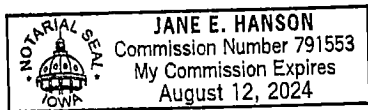
Dated: June 16, 2023

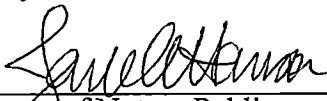

Amos C. Christner, Grantor

Fannie Christner
Fannie Christner, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 16, 2023 by Amos C. Christner and Fannie Christner, husband and wife




Signature of Notary Public