

Recorded: 7/25/2023 at 8:14:38.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$599.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1729

**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: Doug and Tricia McAtee, 1695 195th Street, Manchester, Iowa 52057

Return Document To: Doug and Tricia McAtee, 1695 195th Street, Manchester, Iowa 52057

Grantors: Joseph H. Schmidt and Mary B. Schmidt

Grantees: Doug Ray McAtee and Tricia Lynn McAtee

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Joseph H. Schmidt and Mary B. Schmidt, husband and wife, do hereby Convey to Doug Ray McAtee and Tricia Lynn McAtee, 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:

That part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Nineteen (19), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at a point on the East line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) that is six hundred twenty one and sixty five one-hundredths (621.65) feet South of the Northeast corner of said quarter-quarter, thence North 53° 57' West three hundred twenty two and forty five one-hundredths (322.45) feet, thence South 35° 23' West three hundred twenty eight and forty nine one-hundredths (328.49) feet, thence South 54° 37' East along the North line of the Independence and McCounts Road five hundred fifty and fifty six one-hundredths (550.56) feet to the East line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), thence North three hundred seventy one and fifty two one-hundredths (371.52) feet to the point of beginning.

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.

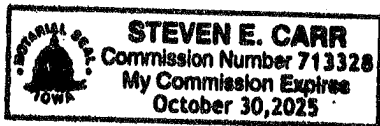
Dated: July 21, 2023

Joseph H. Schmidt, Grantor

Mary B. Schmidt, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 21, 2023 by Joseph H. Schmidt and Mary B. Schmidt.



Signature of Notary Public