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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Terry L. Gearhart and Lori A. Gearhart, 606 S Locust Street, Edgewood, Iowa 52042

Return Document To: Terry L. Gearhart and Lori A. Gearhart, 606 S Locust Street, Edgewood, Iowa 52042

Grantors: Lori A. Chapman n/k/a Lori A. Gearhart and Terry L. Gearhart

Grantees: Terry L. Gearhart and Lori A. Gearhart

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, Lori A. Chapman n/k/a Lori A. Gearhart and Terry L. Gearhart, wife and husband, do hereby Convey to Terry L. Gearhart and Lori A. Gearhart, 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:

The South ninety (90.0) feet of the West one hundred fifty (150.0) feet of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth Principal Meridian.

The South Ninety (90) feet of the East One Hundred Ninety-Four (194) feet of the West Three Hundred Forty-Four (344) feet of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth Principal Meridian.

This deed is exempt according to Iowa Code 428A.2(11).

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 1, 2023

[Signature of Lori A. Chapman n/k/a Lori A. Gearhart]

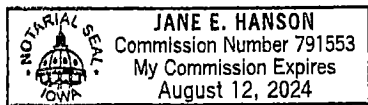
Lori A. Chapman n/k/a Lori A. Gearhart, Grantor

[Signature of Terry L. Gearhart]

Terry L. Gearhart, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 1, 2023 by Lori A. Chapman n/k/a Lori A. Gearhart and Terry L. Gearhart, wife and husband.



[Signature of Notary Public]

Signature of Notary Public