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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
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: Dean Hankins, 5529 State Hwy 13, Coggon, IA 52218

Return Document To: Dean Hankins, 5529 State Hwy 13, Coggon, IA 52218

Grantors: Verle Hankins and Donna Hankins

Grantees: Dean A. Hankins

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Verle Hankins and Donna Hankins, husband and wife, do hereby Convey to Dean A. Hankins, the following described real estate in Delaware County, Iowa:

The North One-Half (N½) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Twenty Eight (28), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian

This deed is exempt according to Iowa Code 428A.2(21).

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 28, 2023.

Verle Hankins
Verle Hankins, Grantor

Donna Hankins
Donna Hankins, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 28, 2023 by Verle Hankins and Donna Hankins.

Sh E C
Signature of Notary Public

