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Book 2023 Page 2406

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Date 9/25/2023 Time 3:06:16PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,075.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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: Mitchell and Angela Peyton, 800 Ridgewood Drive, Manchester, IA
52057

Return Document To: Mitchell and Angela Peyton, 800 Ridgewood Drive, Manchester, IA
52057

Grantors: David V. Hardin Sr. and Delma Hardin

Grantees: Mitchell J. Peyton and Angela M. Peyton

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Six Hundred Seventy-Two Thousand Five Hundred Dollar(s) and other valuable consideration, David V. Hardin Sr. and Delma Hardin, husband and wife, do hereby Convey to Mitchell J. Peyton and Angela M. Peyton, 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:

Lot One (1) of Hartwick Lake Club North Fourth Subdivision A Subdivision Of Lot Two Of Hartwick Lake Club North, Second Subdivision Of Part Of The SE1/4 Of The SE1/4 And Of The NE1/4 Of The SE1/4 Except The North 10 Acres Thereof, All In Section 24, T88N, R5W Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 176, and plat recorded in Book 2007, Page 3763.

and

All lake frontage running to the waterfront and then at right angles to the middle of Lake Delhi, also called Hartwick Lake, in respect to and adjoining said Lot One (1).

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.

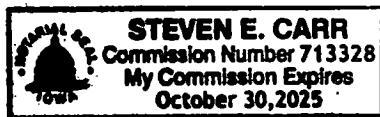
Dated: September 22, 2023.

[Signature of David V. Hardin Sr.]
David V. Hardin Sr., Grantor

[Signature of Delma Hardin]
Delma Hardin, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 22, 2023 by David V. Hardin Sr. and Delma Hardin.



[Signature of Notary Public]
Signature of Notary Public