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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: Delma and David Hardin, 2138 205th Ave., Manchester, Iowa 52057

Return Document To: Delma and David Hardin, 2138 205th Ave., Manchester, Iowa 52057

Grantors: Delma Hardin and David Hardin

Grantees: Delma Hardin and David Hardin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Delma J. Hardin and David V. Hardin, Sr., wife and husband, do hereby Convey to Delma J. Hardin and David V. Hardin, Sr., wife and husband as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The West One-half (W 1/2) of the Southeast Quarter (SE 1/4) and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) all in Section Eleven (11) Township Eighty-Nine North (T89N), Range Five (5) West of the Fifth P.M., Delaware County, Iowa EXCEPT Parcel A Part of the SE1/4 - SE1/4 Sec. 11, T89N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2012 Page 1197

subject to life estate retained by Freeman B. Smith Jr., pursuant to a Warranty Deed recorded on December 26, 2012 in Book 2012, Page 4487

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: 11/14/23.

Delma J. Hardin, Grantor

David V. Hardin, Sr., Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 14, 2023 by Delma J. Hardin and David V. Hardin, Sr.

Signature of Notary Public

