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Date 1/05/2024 Time 10:28:41AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$199.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Thomas J. Crane, 1833 120th Avenue, Manchester, IA 52057
Taxpayer: Thomas J. Crane, 1833 120th Avenue, Manchester, IA 52057
Preparer: Benjamin M Lange, 222 1st Street E, Independence, IA 50644, Phone: 319-334-4488



WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Jacob J. Gearhart and Elizabeth M. Gearhart, husband and wife do hereby Convey to Thomas J. Crane, a single person, the following described real estate in Delaware County, Iowa:

**Parcel C, Part of the NW¹/₄ - NW¹/₄ Sec. 7, T88N, R6W of the Fifth P.M.,
Delaware County, Iowa, according to plat recorded in Book 2003, Page 220.**

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: January 4, 2024

Jacob J. Gearhart, Grantor

Elizabeth M. Gearhart, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on January 4, 2024 by Jacob J. Gearhart and Elizabeth M. Gearhart.

Signature of Notary Public

