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Date 1/23/2024 Time 2:22:01PM
Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Kirby F. Kendrick & Mary K. Kendrick, PO Box 263, 105 E Maple Street, Edgewood, Iowa 52042

Return Document To: ^{CH} Hanson Law Office, PLLC, 401 East Main Street, Manchester, Iowa 52057

Grantors: Kirby F. Kendrick and Mary K. Kendrick

Grantees: Kirby F. Kendrick and Mary K. Kendrick

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, Kirby F. Kendrick and Mary K. Kendrick, husband and wife, do hereby Convey to Kirby F. Kendrick and Mary K. Kendrick, 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:

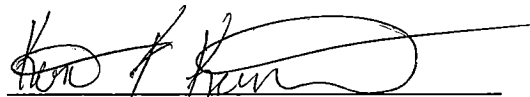
The North One Hundred (100) feet of Lots Eighteen (18) and Nineteen (19), and the East twelve (12) feet of the North One Hundred (100) feet of Lot Twenty (20), of F.A. Densmore's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Pages 88-89

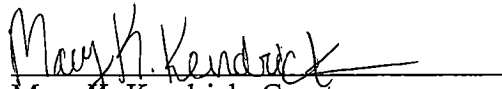
This deed is exempt according to Iowa Code 428A.2(11).

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: January 23, 2024.


Kirby F. Kendrick, Grantor


Mary K. Kendrick, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 23, 2024 by Kirby F. Kendrick and Mary K. Kendrick, husband and wife.


Signature of Notary Public

