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Date 1/26/2024 Time 1:09:37PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

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: Rhonda Kendrick & Timothy F. Kendrick, 103 E Maple St, Edgewood, Iowa 52042

Return Document To: Rhonda Kendrick & Timothy F. Kendrick, 103 E Maple St, Edgewood, Iowa 52042

Grantors: Doris E. Funke

Grantees: Rhonda Kendrick and Timothy F. 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, Doris E. Funke, a single person, does hereby Convey to Rhonda Kendrick and Timothy F. Kendrick, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Fifteen (15) and Sixteen (16) of F.A. Densmore's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 88

This deed is in fulfillment of Real Estate Contract recorded on January 8, 2018, in Book 2018, Page 85.

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.

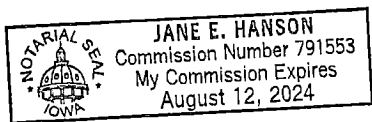
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: January 18, 2024.

Doris E. Funke
Doris E. Funke, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 18, 2024 by Doris E. Funke, a single person.



Jane E. Hanson
Signature of Notary Public