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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Adam S. Sheppard, 2073 275th Street, Manchester, Iowa 52057

Return Document To: Adam S. Sheppard, 2073 275th Street, Manchester, Iowa 52057

Grantors: Wayne R. Burbridge

Grantees: Adam S. Sheppard and Macey Sheppard

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Wayne R. Burbridge, a single person, does hereby Convey to Adam S. Sheppard and Macey Sheppard, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel "2023-166" Located In The Southwest Quarter (SW¼) Of The Northeast Quarter (NE¼) Of Section Thirty-Five (35), Township Eighty-Eight (88) North, Range Five (5) West Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 16.

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 24, 2024.

[Signature of John Burbridge]
By: John Burbridge as agent for Wayne R. Burbridge, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 24, 2024 by John Burbridge as agent for Wayne R. Burbridge.

[Signature of Jane E. Hanson]
Signature of Notary Public

