

\*Rerecorded



Book 2024 Page 269

Document 2024 269 Type 03 001 Pages 2  
Date 2/02/2024 Time 10:42:10AM  
Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA



Book 2024 Page 240

Document 2024 240 Type 03 001 Pages 2  
Date 1/31/2024 Time 3:11:56PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$911.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

RECORDED

**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:

2023-116  
Parcel "~~2023-116~~" 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.

THIS deed is rerecorded to correct error in parcel number 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.

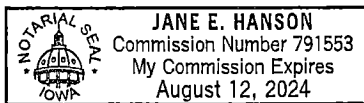
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: January 24, 2024.

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.



Jane E. Hanson  
Signature of Notary Public