



Book 2024 Page 367

Document 2024 367 Type 03 001 Pages 2  
Date 2/16/2024 Time 2:12:09PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$32.80

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:** Michael R. Francois & Patsy J. Francois, 203 Bernhart St, Masonville, Iowa 50654

**Return Document To:** Michael R. Francois & Patsy J. Francois, 203 Bernhart St, Masonville, Iowa 50654

**Grantors:** Community Savings Bank

**Grantees:** Michael R. Francois and Patsy J. Francois

**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, Community Savings Bank, a corporation organized and existing under the laws of Iowa, does hereby Convey to Michael R. Francois and Patsy J. Francois, 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:

That part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Seven (7), Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at the Northwest corner of said Northeast Quarter (NE¼), and running thence East one thousand eight hundred sixty nine and five tenths (1869.5) feet along the North line of said Northeast Quarter (NE¼) to the point of beginning, thence South 4° 16' West two hundred sixty six (266.0) feet, thence North 72° 42' East one hundred seventy five and eight-tenths (175.8) feet, thence North 4° 34' East two hundred thirteen and nine-tenths (213.9) feet, thence West one hundred sixty five and one-tenth (165.1) feet along the North line of said Section Seven (7) to the point of beginning

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.

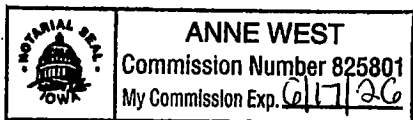
Dated: 2/13/24

Community Savings Bank, an Iowa corporation

By [Signature] Brett Nagel, Chief Credit Officer

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 13, 2024 by Brett Nagel, as Chief Credit Officer, of Community Savings Bank



[Signature] Signature of Notary Public