



Book 2024 Page 405

Document 2024 405 Type 03 001 Pages 2

Date 2/21/2024 Time 3:55:22PM

Rec Amt \$12.00 Aud Amt ~~\$5.00~~ *10.00*

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Dean A. Hankins, 5529 S Hwy 13, Coggon, Iowa 52218

Return Document To: Jane E. Hanson, 401 E Main St, Manchester, Iowa 52057

Grantors: Dean A. Hankins

Grantees: Dean A. Hankins as trustee of Dean A. Hankins Revocable Trust Agreement dated February 21, 2024

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, Dean A. Hankins, a single person, does hereby Convey to Dean A. Hankins, Trustee of Dean A. Hankins Revocable Trust Agreement dated February 21, 2024, the following described real estate in Delaware County, Iowa:

The North one hundred nine and sixty-six hundredths (109.66) feet of the West one hundred forty (140) feet of the following described real estate: All that part of Orchard Lot in Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, described as commencing at the Southwest corner of said Lot, and running thence North along the East line of Franklin Street to a point nineteen (19) rods three (3) feet South of the Northwest corner of said Lot, thence East Twenty six (26) rods, thence South to the South line of said Lot, thence West to place of beginning, excepting the East one Hundred ten (110) feet thereof

AND

The North One-Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty Eight (28), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian

This deed is exempt according to Iowa Code 428A.2(21).

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.

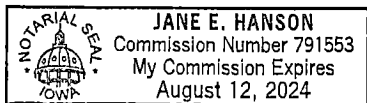
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 21, 2024.

Dean A. Hankins, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 21st day of February, 2024 by Dean A. Hankins, a single person.



Signature of Notary Public