



Book 2024 Page 428

Document 2024 428 Type 03 001 Pages 2
Date 2/23/2024 Time 3:50:28PM
Rec Amt \$12.00 Aud Amt \$5.00

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: LaVerne & Kathleen Berns, 805 Tanglewood Dr, Manchester, Iowa 52057

Return Document To: LaVerne & Kathleen Berns, 805 Tanglewood Dr, Manchester, Iowa 52057

Grantors: LaVerne G. Berns and Kathleen A. Berns

Grantees: LaVerne G. Berns and Kathleen A. Berns

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, LaVerne G. Berns and Kathleen A. Berns, husband and wife, do hereby Convey to LaVerne G. Berns and Kathleen A. Berns, as 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:

Lot Twenty One (21) of the Plat of Tanglewood Subdivision - Plat No. 1, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 95.

This deed is exempt according to Iowa Code 428A.2(11).

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 23, 2024

LaVerne G. Berns

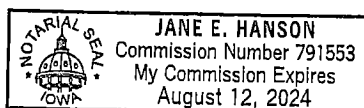
LaVerne G. Berns, Grantor

Kathleen A. Berns

Kathleen A. Berns, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 23, 2024 by
LaVerne G. Berns and Kathleen A. Berns, husband and wife.



Jane E. Hanson
Signature of Notary Public