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Document 2024 1107 Type 03 001 Pages 2
Date 5/23/2024 Time 3:01:57PM
Rec Amt \$12.00 Aud Amt \$5.00

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: Chad A. Rave & Kristal A. Rave, 1630 190th Avenue, Manchester, Iowa 52057

Return Document To: Chad A. Rave & Kristal A. Rave, 1630 190th Avenue, Manchester, Iowa 52057

Grantors: Mary C. Trumm

Grantees: Chad A. Rave and Kristal A. Rave

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, Mary C. Trumm, a single person, does hereby Convey to Chad A. Rave and Kristal A. Rave, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2023-106 Part of the SW1/4-NW1/4, Section 27, T90N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 3119

This deed is given in partial fulfillment of a Real Estate Contract dated May 2, 2016 and filed May 3, 2016 in Book 2016, Page 1107; and Amendment to Real Estate Contract dated October 11, 2018 and filed December 19, 2018 in Book 2018, Page 3572.

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

The undersigned hereby relinquishes the use of the residence and pickup garage on the above described real estate.

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.

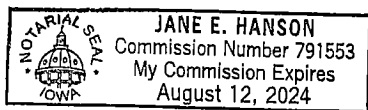
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: April 4, 2024.

Mary C. Trumm
Mary C. Trumm, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 4, 2024 by Mary C. Trumm, a single person.



Jane E. Hanson
Signature of Notary Public