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Document 2024 1364 Type 03 001 Pages 2
Date 6/18/2024 Time 3:46:47PM
Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

^{any} **Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563)
927-5920

Taxpayer Information: Thomas J. Hanson & Ann Marie Hanson, 17962 224th St, Manchester,
Iowa 52057

Return Document To: Thomas J. Hanson & Ann Marie Hanson, 17962 224th St, Manchester,
Iowa 52057

Grantors: Ann Marie Hanson and Thomas J. Hanson

Grantees: Thomas J. Hanson and Ann Marie Hanson

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, Ann Marie Hanson and Thomas J. Hanson, wife and husband, do hereby Convey to Thomas J. Hanson and Ann Marie Hanson, 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 Five (5) of Bobolink, Subdivision of Part of Section Four (4) and Section Five (5), Township Eighty Eight (88) North, Range Five (5), West of the 5th P.M., subject to a thirty three (33.0) foot driveway and utility easement centered on the lot line on the West and to a sixty six (66.0) foot right-of-way centered on the lot line to the North.

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: June 18, 2024.

Ann Marie Hanson

Ann Marie Hanson, Grantor

Thomas J. Hanson

Thomas J. Hanson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

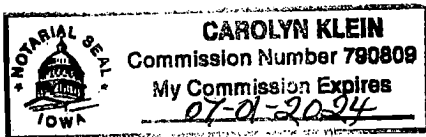
This record was acknowledged before me on June 18, 2024 by Thomas J. Hanson.



Sarah Elizabeth Maurer
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 18, 2024 by Ann Marie Hanson.



Carolyn Klein
Signature of Notary Public