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Document 2024 1451 Type 03 001 Pages 2
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Adam and Taylor McGrane, 1736 Firefly Road, Manchester, IA 52057

Return Document To: Adam and Taylor McGrane, 1736 Firefly Road, Manchester, IA 52057

Grantors: Jeff McGrane and Ann McGrane

Grantees: Adam J. McGrane and Taylor A. McGrane

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WMM
③



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Fifteen Thousand Dollar(s) and other valuable consideration, Jeff McGrane and Ann McGrane, husband and wife, do hereby Convey to Adam J. McGrane and Taylor A. McGrane, as 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:

Lot Two (2) of Timberidge Subdivision, A Subdivision of Part of the Southwest Fractional Quarter (SW Fr1/4) of the Northwest Quarter (NW1/4) of Section Seven (7), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 222.

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.

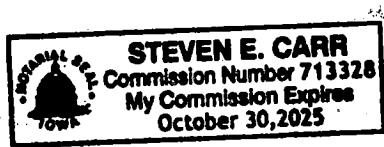
Dated: June 25, 2024

[Signature of Jeff McGrane]
Jeff McGrane, Grantor

[Signature of Ann McGrane]
Ann McGrane, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 25, 2024 by Jeff McGrane and Ann McGrane.



[Signature of Notary Public]
Signature of Notary Public