

Recorded: 7/3/2024 at 2:02:26.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$519.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1547

**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: Timothy and Amanda McGreal, 20057 248th Street, Manchester, IA 52057

Return Document To: Timothy and Amanda McGreal, 20057 248th Street, Manchester, IA 52057

Grantors: Rachel J. Carlson and Jason D. Carlson

Grantees: Timothy McGreal and Amanda McGreal

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Rachel J. Carlson and Jason D. Carlson, wife and husband, do hereby Convey to Timothy McGreal and Amanda McGreal, 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 Nine (9) and that part of Lot Nineteen (19) lying South of Lot Nine (9), bounded on the East by the Southerly extension of the East line of Lot Nine (9) and bounded on the West by the Southerly extension of the West line of Lot Nine (9), all in Willie's First Subdivision of part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Fifteen (15), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, and part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Fourteen (14), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Pages 62-64.

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: 6-25-24

Rachel J. Carlson, Grantor

Jason D. Carlson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 25, 2024 by Rachel J. Carlson and Jason D. Carlson.



Teresa Turnis, Signature of Notary Public