

Recorded: 8/23/2024 at 8:10:55.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$575.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2051

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Sienna Fronatt & Logan Fronatt, 3084 110th Street, Ryan, Iowa 52330

**Return Document To:** Sienna Fronatt & Logan Fronatt, 3084 110th Street, Ryan, Iowa 52330

**Grantors:** Jeff S. Penning and Erin M. Penning

**Grantees:** Sienna Fronatt and Logan Fronatt

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

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WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jeff S. Penning and Erin M. Penning, husband and wife, do hereby Convey to Sienna Fronatt and Logan Fronatt, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2024-63 in the SW 1/4 of the SW 1/4 of Section 17-T87N-R6W Delaware County, Iowa, according to the plat recorded in Book 2024, Page 1543; also Parcel B in the SW 1/4 Section 17-T87N-R6W Delaware County, Iowa, according to the plat recorded in Book 2005, Page 1564

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.

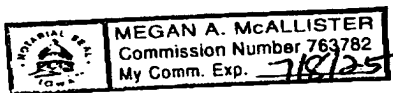
Dated: August 2, 2024

Jeff S. Penning, Grantor

Erin M. Penning, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 8/2/2024 by Jeff S. Penning and Erin M. Penning, husband and wife.



Megan A. McAllister
Signature of Notary Public