

Recorded: 11/7/2024 at 1:21:20.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$294.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2813

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: James LeGassick and Jayden LeGassick, 2370 Jefferson Rd, Manchester, Iowa 52057

Return Document To: James LeGassick and Jayden LeGassick, 2370 Jefferson Rd, Manchester, Iowa 52057

Grantors: Timothy J. Schwendinger and Nicole M. Schwendinger

Grantees: James LeGassick and Jayden LeGassick

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

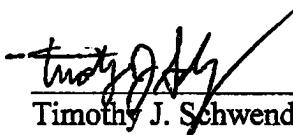
For the consideration of Ten Dollar(s) and other valuable consideration, Timothy J. Schwendinger and Nicole M. Schwendinger, husband and wife, do hereby Convey to James LeGassick and Jayden LeGassick, as husband wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Four (4) of the Survey and Plat of the Subdivision of Lot Two (2) of the Subdivision of part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Ten (10), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 3 Plats, Page 26.

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.

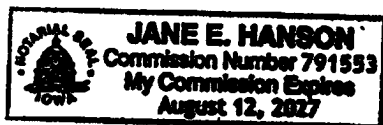
Dated: October 30, 2024.


Timothy J. Schwendinger, Grantor


Nicole M. Schwendinger, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 30, 2024 by Timothy J. Schwendinger and Nicole M. Schwendinger, husband and wife.




Signature of Notary Public