

Recorded: 11/20/2024 at 1:38:14.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$1,159.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2933

Return To/Taxpayer: Deborah and Harry Hicks Revocable Trust, 16371 188th St., Manchester, IA 52057
Preparer: Benjamin M. Lange, Lange & McMahon, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Michael S. Anderson and Joyce M. Anderson, husband and wife, do hereby Convey to Deborah Lenz Hicks and Harry Lawrence Hicks, as Co-Trustees of the Deborah and Harry Hicks Revocable Trust, the following described real estate in **Delaware County, Iowa:**

Lot One (1) of Prairie Hill Estates, a Subdivision of Parcel C and E in the Southwest Quarter of Section 18, and Parcel C in the Northwest Quarter of Section 19, Township 89 North, Range 5, West of the 5th P.M., according to plat recorded in Book 1999, Page 1731

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: November 13, 2024.

Michael S. Anderson
Michael S. Anderson (Grantor)

Joyce M. Anderson
Joyce M. Anderson (Grantor)

STATE OF IOWA, COUNTY OF McKean ss.
PA

This record was acknowledged before me this 13 day of November, 2024, by Michael S. Anderson and Joyce M. Anderson.

Susan Zook Wilson
Signature of Notary Public

