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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$99.20

**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, Tel: 563-927-4164

Taxpayer Information: Randy J. Cooke & Krista J. Cooke, 1086 110th Street, Dundee, Iowa
52038

Return Document To: Randy J. Cooke & Krista J. Cooke, ~~1086 110th Street, Dundee, Iowa~~ *641 Mark Rd Cheyenne WY*
52038 *82009*

Grantors: Michael R. Francois and Patsy J. Francois

Grantees: Randy J. Cooke and Krista J. Cooke

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Sixty-Two Thousand Five Hundred Dollar(s) and other valuable consideration, Michael R. Francois and Patsy J. Francois, husband and wife, do hereby Convey to Randy J. Cooke and Krista J. Cooke, 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:

That part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at the Northwest corner of said Northeast Quarter (NE $\frac{1}{4}$), and running thence East one thousand eight hundred sixty nine and five-tenths (1869.5) feet along the North line of said Northeast Quarter (NE $\frac{1}{4}$) to the point of beginning, thence South 4° 16' West two hundred sixty six (266.0) feet, thence North 72° 42' East one hundred seventy five and eight-tenths (175.8) feet, thence North 4° 34' East two hundred thirteen and nine-tenths (213.9) feet, thence West one hundred sixty five and one-tenth (165.1) feet along the North line of said Section Seven (7) to the point of beginning

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}~~July~~ 11, 2026.

Michael R. Francois
Michael R. Francois, Grantor

Patsy J. Francois
Patsy J. Francois, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on ^{August}~~July~~ 11, 2026 by Michael R. Francois and Patsy J. Francois.



Teresa Turnis
Signature of Notary Public