Entered for taxation 7 day
of January A.D., 2010
Carla Becker, Auditor
By P Hargraten, Deputy
Parcel # 100-21-00-012-00

Book 2010 Page 27

Document 2010 27 Type 03 001 Pages 3
Date 1/05/2010 Time 2:47:28PM
Rec Amt $19.00 Aud Amt $5.00
Rev Transfer Tax $108.00
Rev Stamp# 3

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Mark Francois and Ellen Francois, 1364 120th Avenue, Dundee, Iowa 52038

Return Document To: (Name and complete address)
ENV Mark Francois and Ellen Francois, 1364 120th Avenue, Dundee, Iowa 52038

Grantors:
Ruth E. Luckeroth
Gerald C. Luckeroth

Grantees:
Mark Francois
Ellen Francois

Legal description: See Page ~~2~~ #3

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2005
IOWADOCS®

THE IOWA STATE BAR ASSOCIATION Official Form No. 103	Steven E. Carr	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $67,871.48 Dollar(s) and other valuable consideration, Ruth E. Luckeroth f/k/a Ruth E. Francois and Gerald C. Luckeroth, wife and husband do hereby Convey to Mark Francois and Ellen Francois, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

See 1 in Addendum

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 6, 2009

Ruth E Luckeroth
Ruth E. Luckeroth (Grantor)

Gerald Luckeroth
Gerald Luckeroth (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This instrument was acknowledged before me on October 6, 2009, by Ruth E. Luckeroth and Gerald Luckeroth, wife and husband.

Steven E. Carr
, Notary Public

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2010

© The Iowa State Bar Association 2007
IOWADOCS®

Addendum

1. The North one-half of the Southwest Quarter (SW¼), the West one-half (W½) of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼), and the North six acres of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), and that part of the West one-half (W½) of the Northwest Quarter (NW¼) lying South of the road all in Section Twenty One (21), Township Ninety (90) North, Range Six (6), West of the Fifth P.M. in Delaware County, Iowa, containing 151 acres more or less.

   This Deed is given in fulfillment of Real Estate Contract dated November 25, 1988, filed for record on December 13, 1988 in Book 123, Page 231.

   I, Ruth E. Luckeroth, state that my legal middle initial is "E" but I have used the middle initial "C" representing my confirmation name so use of either in the chain of title is accurate reference to me.

   Exemption #1