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Carlah Beecher, Auditor
By D Hildebrand, Deputy
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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)
George A. Davis, 202 2nd Ave. NW, Box 7, Farley, IA 52046, Phone: (563) 744-3359

Taxpayer Information: (Name and complete address)
Alan and Debra Hermsen, 2064 180th St., Manchester, IA 52057

Return Document To: (Name and complete address)
Steven E. Carr, Carr & Carr, P. O. Box 333, Manchester, IA 52057

Grantors:
Donald J. Sullivan
Carla M. Sullivan, f/k/a Carla M. Kelchen

Grantees:
Alan C. Hermsen
Debra A. Hermsen

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 103	George A. Davis	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Donald J. Sullivan and Carla M. Sullivan, f/k/a Carla M. Kelchen, husband and wife, do hereby Convey to Alan C. Hermsen and Debra A. Hermsen, 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:

That part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Fourteen (14), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point four hundred seventy five (475) feet East of the Northwest corner of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), and running thence South two hundred sixteen (216) feet, thence East three hundred twenty five (325) feet, thence North two hundred sixteen (216) feet, thence West three hundred twenty five (325) feet to the point of beginning, and also the East two hundred one (201) feet of the West one thousand one (1001) feet of the North two hundred sixteen (216) feet of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Fourteen (14).

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: 11-8-10

Donald J. Sullivan (Grantor)

Carla M. Sullivan, f/k/a Carla M. Kelchen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This instrument was acknowledged before me on 11-8-10, by Donald J. Sullivan and Carla M. Sullivan, f/k/a Carla M. Kelchen.

Christine L Tegeler, Notary Public

CHRISTINE L TEGELER
Notarial Seal - Iowa
Commission # 138836
My Commission Expires 3-6-2013

CHRISTINE L TEGELER
Notarial Seal - Iowa
Commission # 138836
My Commission Expires

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