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Carla K. Bachen, Auditor
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Legal Description on page 2.

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Brian J. Kane	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Kenneth J. Bell and Michelle K. Bell, 571 6th Street SW, Dyersville, IA 52040
Preparer: Brian J. Kane, 2100 Asbury Rd, Ste 2, Dubuque, IA 52001, (563) 582-7980
Taxpayer: Kenneth J. Bell and Michelle K. Bell, 571 6th Street SW, Dyersville, IA 52040

WARRANTY DEED - JOINT TENANCY

For the consideration of ten ($10.00) Dollar(s) and other valuable consideration, Brandon Bell and Nicole Bell, husband and wife, do hereby Convey to Kenneth J. Bell and Michelle K. Bell, 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: 4/29/13

Brandon Bell (Grantor)

Nicole Bell (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE
This instrument was acknowledged before me on APRIL 29, 2013, by Brandon Bell and Nicole Bell, husband and wife.

BRIAN J. KANE
Commission Number 129609
My Comm. Exp. JAN. 12, 2016

, Notary Public

(This form of acknowledgment for individual grantor(s) only)

Addendum

1. Parcel G Of The Southeast Quarter (SE 1/4) Of The Southeast Quarter (SE 1/4), Section Seventeen (17), Township Eighty-Eight North (T88N), Range Three West (R3W) Of Fifth Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 2008, Page 3829 and amended plat recorded in Book 2009, Page 1764.