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Book 2013 Page 1878

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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)
Marc W. Casey, 129 1st Avenue East, Dyersville, IA 52040, Phone: (563) 875-7171

Taxpayer Information: (Name and complete address)
Patrick J. and Joan M. Deppe, 33288 Xena Rd, Dyersville, IA 52040

Return Document To: (Name and complete address)
American Trust & Savings Bank, PO Box 307, Dyersville, IA 52040

Grantors:
Tom D. Kruse
Gail M. Kruse

Grantees:
Patrick J. Deppe
Joan M. Deppe

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	Marc W. Casey	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration,
Tom D. Kruse and Gail M. Kruse, husband and wife,
do hereby Convey to
Patrick J. Deppe and Joan M. Deppe, 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:

Lot Eight (8) of Scenic Hill Terrace 3rd Addition In The SE¼ Of The SW¼, Section Twenty-Four (24), Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2003, Page 4876.

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: 5-31-13

Tom D. Kruse 5/31/13 (Grantor)

Gail M. Kruse (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE
This instrument was acknowledged before me on 5/31/2013, by Tom D. Kruse and Gail M. Kruse, husband and wife.

TANYA E. OSTWINKLE
Commission Number 704271
My Commission Expires 1-25-2015

, Notary Public

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