Recorded: 6/4/2013 at 11:27:52.0 AM
Fee Amount: $17.00
Revenue Tax: $188.00 Rev Stamp #209
Delaware County, Iowa DOV #188
DEBORAH PEYTON, RECORDER
BK: 2013 PG: 1883

Entered for taxation 5th day
of June AD 2013
Cadah Baxter, Auditor
By P. Hilbrand Deputy

This instrument prepared by and return to:
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 278-0623
Mail tax statements to:
ANDREW & STACY CLEMENS, 309 East Union Street, Manchester, Iowa 52057 A&R File # 21960-13-RLO (rfb)

WARRANTY DEED

Legal: **Lot Three Hundred Fifteen (315), Mancester, Delaware County, Iowa, according to plat recorded in Book I L.D., Page 284**

Address: 309 East Union Street, Manchester, Iowa

For the consideration of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Henry C. Kraai III and Jill M. Kraai, a married couple**, do hereby convey the above-described real estate to **Andrew M. Clemens and ~~Stacy~~ Stacey A. Clemens, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS INCLUDING MINERAL EXCEPTIONS, IF ANY, OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that Grantors 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 relinquish 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.

STATE OF North Carolina)
) SS:
COUNTY OF Cumberland)

On this 26d ay of March, 2013, before me the undersigned, a Notary Public in and for said State, personally appeared **Henry C. Kraai III, spouse of Jill M. Kraai**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Aaron W. Vinson
Notary Public in and for said State

Dated: March 26, 2013

Henry C. Kraai III

AARON W VINSON NOTARY PUBLIC CUMBERLAND COUNTY NC

Place Notary STAMP Here

STATE OF North Carolina)
) SS:
COUNTY OF Cumberland)

On this 26d ay of March, 2013, before me the undersigned, a Notary Public in and for said State, personally appeared **Jill M. Kraai, spouse of Henry C. Kraai III**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Aaron W. Vinson
Notary Public in and for said State

Dated: March 26, 2013

Jill M. Kraai

AARON W VINSON NOTARY PUBLIC CUMBERLAND COUNTY NC

Place Notary STAMP Here