Book 2015 Page 634

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 19th day
of March AD 2015
Carla K. Baches Auditor
By S. Hildebrand Deputy

Revenue Stamps Collected
on Deed in Book 2015 Page 633

This instrument prepared by Anne K. Wilson, Anne K. Wilson Law Office, PLLC
PO Box 1167, Cedar Rapids, IA 52406 319.775.0136

Mail Tax Statement to:
Terrance A. Walen and Kristin K. Meany-Walen
506 Prairie Lane, P.O. Box 691
Gilbertville, Iowa 50634

SNV (X) Return Document To:
Nelson Law Firm
3112 Brockway Rd., PO Box 1020
Waterloo, IA 50704

WARRANTY DEED

For the consideration of One and no/100 Dollar(s) and other valuable consideration, **Timothy P. Atherton and Elizabeth Atherton, husband and wife,** do hereby Convey to **Terrance A. Walen and Kristin K. Meany-Walen, as joint tenants with full right of survivorship and not as tenants in common,** the following described real estate in **Delaware** County, Iowa, to wit:

Lot Forty (40) of Turtle Creek Replat being part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼), and part of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE 1/4) all in Section Twenty-six (26), Township Eighty-eight North (88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; also being a part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340, except Parcel FF Part of Lot 40 of the Turtle Creek Camp Replat of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2004, Page 3970; also all lake frontage running to the middle of the Maquoketa River Red with regard to said Lot Forty (40), subject to easements, restrictions and covenants of record

Elizabeth Atherton executes this deed as spouse of the grantor to release her right of dower only.
Grantors do Hereby Covenant with grantees, and successors in interest, that said 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.

86 AW/JA
UNIT 3201
APO AE 09094-3201

STATE OF _____)
) ss:
COUNTY OF _____)

This instrument was acknowledged before me on this 24 day of Feb, 2015, by Timothy P. Atherton and Elizabeth Atherton, husband and wife.

Notary Public in and for the State of Federal

GREGORY N. BAXTER, SSgt, USAF
Paralegal
Notary by Federal Statute
10 U.S.C. 1044a
IAW AFI 51-504

DATED: 24 FEB, 2015

Timothy P. Atherton

Elizabeth Atherton

UNITED STATES AIR FORCE
NOTARIAL POWERS OF A UNITED STATES CONSUL AND OF A NOTARY PUBLIC
10 USC 1044a
JUDGE ADVOCATE