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Carla K. Becker, Auditor
By D. Hildebrand, Deputy

Book 2015 Page 635

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Revenue Stamps Collected
on Deed in Book 2015 Page 633

This instrument prepared by Anne K. Wilson, Anne K. Wilson Law Office, PLLC
305 2nd Avenue SE, 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

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, **Michael P. Atherton and Carrie 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 and Carrie Atherton execute this deed as spouses of the grantors to release their 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.

STATE OF FLORIDA)
) ss:
COUNTY OF Hillsborough)

This instrument was acknowledged before me on this 25 day of February, 2015, by Michael P. Atherton and Carrie Atherton, husband and wife.

Notary Public in and for the State of Florida

Matthew Egan
State of Florida
My Commission Expires 09/09/2018
Commission No. FF 158154

DATED: February 25, 2015

Michael P. Atherton

Carrie Atherton

Carrie Atherton