Book 2015 Page 757

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 2nd day
of April AD 2015
Carla K. Bosshart Auditor
By D. H. Hoblyard Deputy

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Thomas and Laina Haas, 328 1st Avenue W, Dyersville, IA 52040

EAV
Return Document To: (Name and complete address)
Thomas and Laina Haas, 328 1st Avenue W, Dyersville, IA 52040

Grantors:
Duane A. Elgin
Tina M. Elgin

Grantees:
Thomas E. Haas, Jr.
Laina M. Haas

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	Steven E. Carr	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of 52,500.00 Dollar(s) and other valuable consideration,
Duane A. Elgin and Tina M. Elgin, husband and wife
do hereby Convey to
Thomas E. Haas, Jr. and Laina M. Haas, 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: April 2, 2015

Duane A. Elgin (Grantor)

Tina M. Elgin (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me this 2nd day of April, 2015, by
Duane A. Elgin and Tina M. Elgin.

Signature of Notary Public

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

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Addendum

1. Parcel 2013-107 Part Of The Northwest Quarter (NW ¼) Of The Southwest Quarter (SW ¼), Section Thirty-Six (36), Township Eighty-Nine North (T89N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2013, Page 3879; also that part of the following described real estate lying within G.M. Earls 10 Acre Lot in the City of Earlville, formerly Nottingham, Delaware County, Iowa, according to plat recorded in Book I L.D., Pages 346-347: That part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., described as commencing at the Southwest corner of said Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Thirty Six (36) and running thence North to the Northwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Thirty Six (36), thence East about thirty five (35) rods to a point nine (9) rods West of the Southwest corner of Lot Five (5), Block Twenty Four (24) in the Town of Earlville, Iowa, according to plat recorded to plat recorded in Book I L.D., Pages 346-347, thence South twenty six (26) rods, thence South 61° East forty three (43) rods one (1) link, thence North twenty six (26) rods, thence East eight (8) rods to the East line of said Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼), thence South to the Southeast corner of said Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼), thence West to the place of beginning, except that portion lying West of the Earlville and Plum Creek Road.