Book 2015 Page 1177

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Rev Transfer Tax $24.80
Rev Stamp# 140 DOV# 143

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 13th day
of May AD 2015
Carla K. Becker Auditor
By R. Hillegonds Deputy

WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION
Official Form No. 102
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Robert N. Downer, 122 South Linn Street, Iowa City, IA 52240, Phone: (319) 338-9222

Taxpayer Information: (Name and complete address)
Dave B. Heminover and Linda L. Heminover, 401 2nd Street, Washburn, IA 50706

Return Document To: (Name and complete address)
Dave B. Heminover and Linda L. Heminover, 401 2nd Street Washburn, IA 50706

Grantors:
Marcheta R. Cooey-Lux
William E. Lux
Marcheta R. Cooey-Lux and Ralph Douglas Cooey,
as Trustees U/W/O Archie W. Cooey, Jr., Deceased

Grantees:
Dave B. Heminover
Linda L. Heminover

Legal description: See Page 2 & 3 MRCL

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 102	Robert N. Downer	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED
(Several Grantors)

For the consideration of One and No/100 Dollar(s) and other valuable consideration, Marcheta R. Cooey-Lux and William E. Lux, wife and husband, and Marcheta R. Cooey-Lux and Ralph Douglas Cooey, as Trustees of the Trust U/W/O Archie W. Cooey, Jr., deceased do hereby Convey to Dave B. Heminover and Linda L. Heminover, 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 3, Hartwick Lake Club West Third Subdivision, a part of the NE 1/4 - NE 1/4 of Sec. 25 & part of the SE 1/4 - SE 1/4 of Sec. 24, all in T88N, R5W of the Fifth P.M., according to the plat thereof recorded in Book 2014 Page 598, Records of the Recorder of Delaware County, Iowa, subject to easements and restrictions of record.

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: ~~September~~ October 7, 2014

Marcheta R. Cooey-Lux (Grantor)

William E. Lux (Grantor)

(Grantor)

(Grantor)

Trust U/W/O Archie W. Cooey, Jr., Deceased

Marcheta R. Cooey-Lux, Co-Trustee (Grantor)

Ralph Douglas Cooey, Co-Trustee (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 15th day of ~~September~~ October 2014, by Marcheta R. Cooey-Lux and William E. Lux, wife and husband.

LuANN McQUILLLEN
Commission Number 144089
My Comm. Exp. 7-30-2017

Signature of Notary Public

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STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me this 15th day of ~~September~~ October 2014,
by Marcheta R. Cooey-Lux, as Co-Trustee of the Trust U/W/O Archie W. Cooey, Jr., deceased.

LuANN McQUILLLEN
Commission Number 144089
My Comm. Exp. 7-30-2017

LuAnn McQuillen
Signature of Notary Public

STATE OF COLORADO, COUNTY OF Jefferson
This record was acknowledged before me this 7th day of ~~September~~ October, 2014,
by Ralph Douglas Cooey, as Co-Trustee of the Trust U/W/O Archie W. Cooey, Jr., Deceased.

TEKA RICKETT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094023325
MY COMMISSION EXPIRES 7/14/2017

Teka Rickett
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____.

_____
Signature of Notary Public