Book 2015 Page 1640

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 25th day
of June AD 2015
Carol K. Barker Auditor
By P. H. Leonard Deputy

WARRANTY DEED
(Joint Tenancy)

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

Preparer Information: (Name, address and phone number)
Thomas J. Hanson , 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Charles A. and Marilee J. Koelker, 3366 183rd Street, New Vienna, IA 52065

Return Document To: (Name and complete address)
(X) Charles A. and Marilee J. Koelker, 3366 183rd Street, New Vienna, IA 52065

Grantors:
Richard Ernest Thompson, Jr.
Michael Vincent Thompson

Grantees:
Charles A. Koelker
Marilee J. Koelker

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	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $215,000.00 Dollar(s) and other valuable consideration, Richard Ernest Thompson, Jr. and Michael Vincent Thompson, as tenants in common do hereby Convey to Charles A. Koelker and Marilee J. Koelker as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lot Sixteen (16) of Logan's First Subdivision of Part of the North one-half (N ½) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 46; also Lot Eleven (11) of Logan's Fifth Subdivision to Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 77; also All lake frontage running to the middle of the Maquoketa River Bed abutting said Lot Sixteen (16) together with additional such frontage extending Southwesterly a distance of sixty five (65) feet, according to Boundary Agreement recorded in Book 2015, Page 1624 and plat recorded in Book 2015, Page 1623.

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: 6-23-15

Richard Ernest Thompson Jr. (Grantor)

Michael Vincent Thompson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 23rd day of June, 2015, by Richard Ernest Thompson and Michael Vincent Thompson.

Signature of Notary Public

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-16

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