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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED

## (Joint Tenancy)

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

**Preparer Information:** (Name, address and phone number)
Matthew G. McQuillen, 301 East Main Street, Anamosa, IA 52205, Phone: (319) 462-3577

**Taxpayer Information:** (Name and complete address)
Eric Alan Wahl and Janine S. Wahl, 3167 Jones-Delaware Road, Monticello IA 52310

**Return Document To:** (Name and complete address)
Matthew G. McQuillen, 301 East Main Street, Anamosa, IA 52205

**Grantors:**
Eric Alan Wahl
Janine S. Wahl

**Grantees:**
Eric Alan Wahl
Janine S. Wahl

**Legal description:** See Page 3

**Document or instrument number of previously recorded documents:**

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| THE IOWA STATE BAR ASSOCIATION<br>Official Form No. 103 | Matthew G. McQuillen | FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER |
|---|---|---|

# WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,
Eric Alan Wahl and Janine S. Wahl, husband and wife
do hereby Convey to
Eric Alan Wahl and Janine S. Wahl, 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: July 21, 2015

Eric Alan Wahl (Grantor)

Janine S. Wahl (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me this 21st day of July, 2015, by Eric Alan Wahl and Janine S. Wahl, husband and wife.

Beth E Fields
Signature of Notary Public

BETH E FIELDS
Commission Number 179893
My Commission Expires
6-16-2016

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# Addendum

1. West one-half (W½) of Northeast Quarter (NE¼), and Southeast Quarter (SE¼) of Northwest Quarter (NW¼), and East one-half (E½) of Southwest Quarter (SW¼) of Section Thirty Five (35), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M.

   and

   The South one-half of the Northeast Quarter (S½ NE¼) and the Northeast Quarter of the Southeast Quarter (NE¼ SE¼), EXCEPT that portion of Parcel A located in SE¼ - Section 33, Township 87 North, Range 3 West, Delaware County, Iowa, recorded in Plat Book 2000, Page 670, all in Section Thirty Three (33); and also the West quarter of the Northwest Quarter of the Southwest Quarter (W¼ NW¼ SW¼) in Section Thirty-Four (34); all in Township Eighty Seven (87) North, Range Three (3) West of the Fifth Principal Meridian, except the railroad right of way through said premises, and subject also to the rights of the Iowa Electric Company AND a parcel of land located in the Southeast Quarter (SE¼) of Section 33, Township 87, North, Range 3, West of the 5th P.M. being more particularly described as: Commencing at the Southwest Corner of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 33, Township 87, North, Range 3, West of the 5th P.M., thence North from said point 450 feet more or less to the point of intersection with the said C.M.St.P. Ry. Right of Way; thence Southwesterly along said right of way to a point due West of the point of commencement; thence East 200 feet more or less to the point of beginning.

   This deed is exempt according to Iowa Code 428A.2(11).