Entered for taxation 28th day
of July AD 2015
Carol A. Becker Auditor
By P. Hilderand Deputy

252 (*)

Book 2015 Page 2004

Document 2015 2004 Type 03 001 Pages 2
Date 7/28/2015 Time 8:34:29AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $535.20
Rev Stamp# 252 DOV# 261

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
John C. Monroe, 1500 2nd Ave SE Suite 211, Cedar Rapids, IA 52406-1168, Phone: (319) 363-5563

Taxpayer Information: (Name and complete address)
Georgen Properties, LLC and A Plus Investments, LLC, 2313 Jefferson Rd. Manchester, IA 52057

Return Document To: (Name and complete address)
Georgen Properties, LLC and A Plus Investments, LLC, 2313 Jefferson Rd. Manchester, IA 52057

Grantors:
James R. Voss and Carol s. Voss

Grantees:
Georgen Properties, LLC and A Plus Investments, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2005
IOWADOCS®

THE IOWA STATE BAR ASSOCIATION Official Form No. 101	John C. Monroe	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James R. Voss and Carol S. Voss, husband and wife do hereby Convey to Georgen Properties, LLC an undivided 1/2 interest and A Plus Investments, LLC an undivided 1/2 interest the following described real estate in Delaware County, Iowa:

Lots Fifteen (15) and Fifteen-A (15A) of Lake View First Addition to Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 42, superseded by plat recorded in Book 6 Plats, Page 55, except that part described as commencing at the Northeast corner of said Lot Fifteen-A (15A), thence Northwesterly along the Northerly line of said Lot a distance of fifteen (15) feet, thence Southwesterly on a line parallel to the East line of said Lot a distance of twenty five (25) feet, thence Southeasterly parallel to the North line of said lot a distance of fifteen (15) feet, thence Northeasterly along the East line of said Lot a distance of twenty five (25) feet to the point of beginning. ** Subject to easements, covenants and restrictions of record. ** per Resurvey recorded in Bk 2002 Page 647 & amended in Bk 2002 Page 1895

33-88-5

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 17, 2015

James R. Voss (Grantor)

Carol S. Voss (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me this 17 day of July, 2015, by James R. Voss and Carol S. Voss, husband and wife.

Signature of Notary Public

NOTARIAL SEAL IOWA

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

© The Iowa State Bar Association 2013 IOWADOCS®