Entered for taxation 29th day
of July AD 2015
Carla M. Becker, Auditor
By D. Lt. Uebrand, Deputy

Recorded: 7/29/2015 at 12:28:17.0 PM
Fee Amount: $17.00
Revenue Tax: $407.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 2017

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Cynthia Hanna Castelletti, 316 2nd St SE, Ste 124, Cedar Rapids, IA 52401, (319) 362-2137

Taxpayer Information: (name and complete address)
Brenden D. Kuennen and Tamara Rundle
25809 208th Avenue, Delhi, Iowa 52223

Return Document To: (name and complete address)
Brenden D. Kuennen and Tamara Rundle
25809 208th Avenue, Delhi, Iowa 52223

Grantors:
Morris J. Wruck and Diana J. Wruck

Grantees:
Brenden D. Kuennen and Tamara Rundle

Legal Description:

Lots Two (2) and Three (3) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200; also all that land lying Westerly and Northwesterly of said Lots Two (2) and Three (3) within the extensions of the Southwesterly line of Lot Three (3) and Northeasterly line of Lot Two (2), extending into the Lake and to the center of the Maquoketa River

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Morris J. Wruck and Diana J. Wruck, husband and wife, do hereby convey to Brenden D. Kuennen, a single person, and Tamara Rundle, a single person, as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Two (2) and Three (3) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200; also all that land lying Westerly and Northwesterly of said Lots Two (2) and Three (3) within the extensions of the Southwesterly line of Lot Three (3) and Northeasterly line of Lot Two (2), extending into the Lake and to the center of the Maquoketa River

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantors do hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. The undersigned hereby relinquish 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 25 2015

Morris J. Wruck

Morris J. Wruck

Diana J. Wruck

Diana J. Wruck

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me this 25 day of JULY 2015, by Morris J. Wruck and Diana J. Wruck, husband and wife.

EVAN R. HUGHES
Commission Number 767121
My Commission Expires
3-14-17

Notary Public – State of Iowa