Filed for Record this 18 day
of Aug. A.D. 2015
Carla K Becker, Auditor
By A Rowe, Deputy

Book 2015 Page 2221

Document 2015 2221 Type 03 001 Pages 2
Date 8/17/2015 Time 9:03:36AM
Rec Amt $12.00 Aud Amt $5.00

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)
Dan McClean, 401 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-6002

Taxpayer Information: (Name and complete address)
Norman Wellman, 1017 New Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Dan McClean, 401 First Avenue East, Dyersville, IA 52040

Grantors:
Joyce Marie Wellman

Grantees:
Norman Wellman

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	Dan McClean	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Joyce Marie Wellman, f/k/a Joyce Kessenich, single do hereby Convey to Norman Wellman, single the following described real estate in Delaware County, Iowa:

Lot 8, also all lake frontage as pertaining to said lot running to the waterfront and then at right angles to the middle of Lake Delhi, of Wellman's Seven Coves Pt NE NW, Section 25, Twn. 88 Range 5, West of the 5th P.M. Delaware County, as recorded in the Office of the Delaware County Recorder in Plat Book 6, Page 30, subject to easements of record and not of record.

This land is given with the stipulation that if it is sold by either Norman Wellman or his son during the lifetime of Joyce Marie Wellman, one-half of the market value of said lot be paid to Joyce Marie Wellman. Further, if Joyce Marie Wellman is deceased, and the lot is sold by either Norman Wellman or his son during the lifetimes of John N. Kessenich and Joshua R. Kessenich, one-half of the market value of said lot be paid to John and Joshua, or the survivor of them.

This deed is exempt according to Iowa Code 428A.2(21).

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: 7/23/2015

Joyce Marie Wellman (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 23rd day of July, 2015, by Joyce Marie Wellman, f/k/a Joyce Kessenich, single.

TONNIE LUNDT
Commission Number 764923
My Commission Expires
9-30-2016

Signature of Notary Public

© The Iowa State Bar Association 2013
IOWADOCS®