Filed for Record on 19th day
of August A.D. 2015
Carla A. Becker, Auditor
By C. Bauer, Deputy

Recorded: 8/18/2015 at 9:04:00.0 AM
Fee Amount: $17.00
Revenue Tax: $154.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 2240

Rev Stamp# 281 DOV# 292

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Timothy T. Schloss	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: John C. and Talia C. Kruse, 501 New Street, Colesburg, Iowa 52035
Preparer: Timothy T. Schloss, 118 West Mission Street, Strawberry Point, IA 52076, (563) 933-2029
Taxpayer: John C. and Talia C. Kruse, 501 New Street, Colesburg, Iowa 52035

WARRANTY DEED - JOINT TENANCY

For the consideration of - - - One and 00/00- - - - Dollar(s) and other valuable consideration, Beulah M. Tinkey, by Ronna R. Arthur, Power of Attorney do hereby Convey to John C. Kruse and Talia C. Kruse, 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:

The West one hundred twenty and four-tenths (120.4) feet of Lot Fourteen (14) of the Subdivision of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., according to Amended and Corrected Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73-86

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: 7-12-15

Beulah M. Tinkey by Ronna R. Arthur, POA
Beulah M. Tinkey, by Ronna R. Arthur, POA (Grantor)

(Grantor)

STATE OF Iowa, COUNTY OF Delaware
This record was acknowledged before me this 12 day of July 2015, by

Signature of Notary Public
Robert J. Philipp

ROBERT J. PHILIPP
Commission Number 154854
MY COMM. EXP. 2-1-17

(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA, ~~CLAYTON~~ Delaware County, SS:

On this 17 day of July, 2015, before me, personally appeared Ronna R. Arthur, P.O.A. to me known to be the person who executed the forgoing instrument on behalf of Beulah M. Tinkey, and acknowledged that that person executed the same as the voluntary act and deed of said Beulah M. Tinkey.

ROBERT J. PHILIPP
Commission Number 154854
MY COMM. EXP. 2-1-12

Robert J. Philipp
Notary Public