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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $55.20
Rev Stamp# 282 DOV# 293

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 21 day
of August A D 2015
Carla K Becker Auditor
By A Rowe Deputy

Env. Citizens State Bank
128 W Main St
Manchester, IA 52057

WARRANTY DEED

(Joint Tenancy)

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

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
John P. Kelchen and Cynthia A. Weber, 1004 East Main Street, Apartment 29, Manchester, Iowa 52057

Return Document To: (Name and complete address)
John P. Kelchen and Cynthia A. Weber, 1004 East Main Street, Apartment 29, Manchester, Iowa 52057

Grantors:
Phillip A. Neuhaus
Olivia Neuhaus

Grantees:
John P. Kelchen
Cynthia A. Weber

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 103	Steven E. Carr	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $35,000.00 Dollar(s) and other valuable consideration, Phillip A. Neuhaus and Olivia Neuhaus, husband and wife do hereby Convey to John P. Kelchen and Cynthia A. Weber, single persons as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lot Five (5) of Whitetail Ridge Second Subdivision A Subdivision of Lot 1 Of Windy Hollow Second Addition, Part of the SE ¼ of Section 4-T88N-R5W, Delaware County, Iowa, according to plat recorded in Book 2013, Page 3245.

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: August 18, 2015

Phillip A. Neuhaus (Grantor)

Olivia Neuhaus (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 18th day of August, 2015, by Phillip A. Neuhaus and Olivia Neuhaus.

Signature of Notary Public

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

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