Book 2015 Page 2290

Document 2015 2290 Type 03 001 Pages 2
Date 8/24/2015 Time 9:03:45AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $119.20
Rev Stamp# 285

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 25th day
of August AD 2015
Carla K. Becker Auditor
By P. Hildebrand Deputy

Ewe
Fidelity Bank + Trust
P.O. Box 277
Maquoketa IA 52040-0277

7777-5102

WARRANTY DEED
(Joint Tenancy)

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

Preparer Information: (Name, address and phone number)
Thomas J. Hanson , 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Mitchel & Trisha Knipper, 2388 260th Avenue, Delhi, IA 52223

Return Document To: (Name and complete address)
Mitchel & Trisha Knipper, 2388 260th Avenue, Delhi, IA 52223

Grantors:
Dean G. Knipper
Jane M. Knipper

Grantees:
Mitchel Knipper
Trisha Knipper

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	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $75,000.00 Dollar(s) and other valuable consideration, Dean G. Knipper and Jane M. Knipper, husband and wife do hereby Convey to Mitchel Knipper and Trisha Knipper, 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:

Parcel B in NW ¼ - SW ¼ and in the SW ¼ - SW ¼ Section 12-T89N-R4W Delaware County, Iowa, according to plat recorded in Book 2006, Page 2995.

This is a deed is given in fulfillment of a recorded Real Estate Contract between the parties. Exemption 1 applies.

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 20, 2014

Dean Knipper
Dean G. Knipper (Grantor)

Jane Knipper
Jane M. Knipper (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 20 day of August, 2014, by Dean G. Knipper and Jane M. Knipper, husband and wife.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Signature of Notary Public

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