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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(Joint Tenancy)

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

Preparer Information: (Name, address and phone number)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Larry J. and Deanne Luensmann, 312 1st Street North, Worthington, Iowa 52078

Return Document To: (Name and complete address)
Todd Locher, Attorney at Law, 202 2nd Avenue NW, P.O. Box 7, Farley, Iowa 52046

Grantors:
Mary Jane Gudenkauf

Grantees:
Larry J. Luensmann
Deanne Luensmann

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	George Davis	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Mary Jane Gudenkauf, widow and not remarried do hereby Convey to Larry J. Luensmann and Deanne Luensmann, 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 2014-47 Part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) all in Section Eleven (11), Township Eighty Seven North (T87N), Range Three West (R3W) of the Fifth Principal Merdian, Delaware County, Iowa, according to plat recorded in Book 2014, Page 1848

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: September 3, 2015

Mary Jane Gudenkauf (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 3rd day of September, 2015, by Mary Jane Gudenkauf, widow and not remarried.

GEORGE A. DAVIS Commission Number 199715 My Commission Expires December 17, 2016

Signature of Notary Public

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