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

Taxpayer Information: (Name and complete address)
Kyle Sands, 23034 193rd Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Kyle Sands, 23034 193rd Avenue, Manchester, IA 52057

Grantors:
Carlyn A. Sellner

Grantees:
Kyle Sands
Blanka Divisova-Sands

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

WARRANTY DEED - JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration,
Carlyn A. Sellner, widowed and not remarried
do hereby Convey to
Kyle Sands and Blanka Divisova-Sands, 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:

Lots Twenty (20), Twenty One (21), Twenty Two (22) and Twenty Three (23) of Hickory Hills Subdivision of Part of the Northwest Quarter (NW 1/4) of Section Ten (10), and Part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Three (3), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Pages 80-84.
and
The North one-half (N 1/2) of Lot Three (3) of Chief's Reservations a Subdivision of Part of the N 1/2-NW 1/4 of Section 10, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 2838.

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: 9-21-15

Carlyn A. Sellner (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me this 21 day of September, 2015, by
Carlyn A. Sellner, widowed and not remarried.

LAURA S. HALWEG
Commission Number 774916
My Comm. Exp. 9-21-2015

Signature of Notary Public

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