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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Michael J. Lucas and Sharon M. Lucas, 5212 Railview Road, Central City, Iowa 52214

Return Document To: (Name and complete address)
Michael J. Lucas and Sharon M. Lucas, 5212 Railview Road, Central City, Iowa 52214

Grantors:
Dennis J. Bradley
Sharon Bradley

Grantees:
Michael J. Lucas
Sharon M. Lucas

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 $205,000.00 Dollar(s) and other valuable consideration,
Dennis J. Bradley and Sharon Bradley, husband and wife
do hereby Convey to
Michael J. Lucas and Sharon M. Lucas, 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 One (21) and Eighty Four (84) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat thereof recorded in Book 2 Plats, Page 200; same being a part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Twenty Six (26), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian; also all that land lying Northwesterly of and lying within the extensions of the Northeasterly and Southwesterly sides of said Lot Twenty One extending into the lake to the center of the Maquoketa River,

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: 9-14-15

Dennis J. Bradley (Grantor)

Sharon Bradley (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Dubuque
This record was acknowledged before me this 14th day of Sept., 2015, by
Dennis J. Bradley and Sharon Bradley.

Signature of Notary Public

STEVE FABER
Commission Number 759312
My Comm. Exp. 7-28-16

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