Entered for taxation 2nd day
of October AD 2015
Cada H. Becker Auditor
By D. Hildebrand Deputy

Recorded: 10/1/2015 at 2:16:15.0 PM
Fee Amount: $17.00
Revenue Tax: $33.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 2684
Rev Stamp# 345 DOV# 356

WARRANTY DEED
(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Daniel H. Swift, Swift Law Firm, 108 N. Madison Street, PO Box 207, Manchester, IA 52057, Phone: (563) 927-4901

Taxpayer Information: (Name and complete address)
Blake A./Sarah J. Boeckenstedt, 113 Grayson Court, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Blake A./Sarah J. Boeckenstedt, 113 Grayson Court, Manchester, Iowa 52057

Grantors:
Mitchell Val Ryan
Jolene Mildred Ryan

Grantees:
Blake A. Boeckenstedt
Sarah J. Boeckenstedt

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	Daniel H. Swift	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollars and 00/100 ($1.00) Dollar(s) and other valuable consideration, Mitchell Val Ryan and Jolene Mildred Ryan, husband and wife, do hereby Convey to Blake A. Boeckenstedt and Sarah J. Boeckenstedt, 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 2015-70 Being part of the Northeast Quarter of the Northeast Quarter (NE 1/4 - NE 1/4) of Section 28, Township 90 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, according to Plat recorded in Book 2015, Page 1903

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: Sept. 29, 2015

Mitchell Val Ryan (Grantor)

Jolene Mildred Ryan (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 29 day of Sept, 15, by Mitchell Val Ryan and Jolene Mildred Ryan, husband and wife.

DANIEL H. SWIFT
Commission Number 118882
My Comm. Exp. NOV. 1, 2017

Signature of Notary Public

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