Book 2015 Page 2803

Document 2015 2803 Type 03 001 Pages 2
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Rev Stamp# 367 DOV# 379

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 14th day
of October AD 2015
Carla K. Barber Auditor
By S. Hildebrand Deputy

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)
James T. Lyness and Cynthia S. Lyness, 3020 Diamond Lane, Cedar Rapids, Iowa 52403

Return Document To: (Name and complete address)
James T. Lyness and Cynthia S. Lyness, 3020 Diamond Lane, Cedar Rapids, Iowa 52403

Grantors:
Lawrence J. Kremer
Carol A. Kremer

Grantees:
James T. Lyness
Cynthia S. Lyness

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 $265,000.00 Dollar(s) and other valuable consideration, Lawrence J. Kremer and Carol A. Kremer, husband and wife do hereby Convey to James T. Lyness and Cynthia S. Lyness, 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:

Lot Twenty Seven (27) of Turtle Creek Camp Replat being part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), and part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) all in Section Twenty-six (26), Township Eighty-eighth North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; also being part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), and part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340

Grantors reserves a perpetual easement to run with the land for access to the adjoining parcel to the south.

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: October 9, 2015

Lawrence J. Kremer (Grantor)

Carol A. Kremer (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 9 day of October, 2015, by Lawrence J. Kremer and Carol A. Kremer.

Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-16

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