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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)
David C. Tracey, 105 N. Franklin St., P.O. Box 279, Manchester, IA 52057, Phone: (563) 927-4925

Taxpayer Information: (Name and complete address)
Philip E Hess and Melissa A. Hess, 217 Anderson Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Philip E Hess and Melissa A. Hess, 217 Anderson Street, Manchester, Iowa 52057

Grantors:
Cindy A. Dunn
Michael Dunn

Grantees:
Philip E. Hess
Melissa A. Hess

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	David C. Tracey	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of 25,000.00 Dollar(s) and other valuable consideration, Cindy A. Dunn, f/k/a Cindy A. Breitbach and Michael Dunn, wife and husband, do hereby Convey to Philip E. Hess and Melissa A. Hess, 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 Four (4) of Oak Way Extension, A Subdivision Of Part Of The NE¼ Of The NE¼, Section 5, T88N, R5W Of The 5th P.M. And Part Of The NW¼ Of Section 4, T88N, R5W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 112.

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 29, 2015

Cindy A. Dunn (Grantor)

Michael Dunn (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 30 day of October, 2015, by Cindy A. Dunn and Michael Dunn, wife and husband.

Mary Kay Starks
Signature of Notary Public

NOTARIAL SEAL IOWA
MARY KAY STARKS
COMMISSION NUMBER 773649
MY COMMISSION EXPIRES
June 29, 2018

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