Book 2015 Page 3240

Document 2015 3240 Type 03 001 Pages 2
Date 11/30/2015 Time 2:53:45PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $250.40
Rev Stamp# 426 DOV# 438

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 1st day
of December AD 2015
Carla K. Bogner Auditor
By D. 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)
Todd J. Locher, P. O. Box 7, Farley, IA 52046, Phone: (563) 744-3359

Taxpayer Information: (Name and complete address)
Matthew and Heather Erickson, 27201 217th St., Earlville, IA 52041

Return Document To: (Name and complete address)
Attorney Steve Carr, P. O. Box 333, Manchester, IA 52057

Grantors:
Leroy A. Willenbring

Grantees:
Matthew J. Erickson
Heather J. Erickson

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	Todd J. Locher	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, Leroy A. Willenbring single, do hereby Convey to Matthew J. Erickson and Heather J. Erickson, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware ~~Dubuque~~ County, Iowa:

Lot Twenty Five (25) of the Subdivision of Lot One (1) of Timbergate Subdivision of part of the South one-half (S1/2) of the Southwest Quarter (SW1/4) and part of the West one-half (W1/2) of the Southeast Quarter (SE1/4) of Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 39.

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: 11-25-2015

Leroy A. Willenbring (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 25 day of November, 2015, by Leroy A. Willenbring, single.

Lisa Anne Maiers
Signature of Notary Public

LISA ANNE MAIERS
Commission Number 177511
My Commission Expires
1-19-16

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