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Cedar Rapids IA 52410

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Gregory J. Seyfer P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Return to and Address tax statement: Abby M. Besler and David J. Besler, 20019 246th Street, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration DOUGLAS D. LECLERE and MARY L. LECLERE, husband and wife, do hereby convey to ABBY M. BESLER and DAVID J. BESLER, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

LOT SEVENTY (70) OF WILLIE'S SECOND SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION FIFTEEN (15), AND PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION FIFTEEN (15), AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER(SW ¼) OF SECTION FOURTEEN (14), AND PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION FOURTEEN (14), ALL IN TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FIVE (5), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 4 PLATS, PAGE 106 AND REPLAT RECORDED IN BOOK 3 PLATS, PAGE 210

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 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.

STATE OF IOWA,

ss.

COUNTY OF Linn.

Dated: December 1, 2015

This instrument was acknowledged before me on December 1, 2015, 2015, by DOUGLAS D. LECLERE and MARY L. LECLERE, husband and wife.

Douglas D LeClere
DOUGLAS D. LECLERE

Mary L LeClere
MARY L. LECLERE

Jennifer Slach
Notary Public in and for said State

(print name) Jennifer Slach

NOTARIAL SEAL IOWA
JENNIFER SLACH
COMMISSION NUMBER 792430
MY COMMISSION EXPIRES
10-02-2018

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