Book 2015 Page 3339

Document 2015 3339 Type 03 001 Pages 2
Date 12/11/2015 Time 12:52:29PM
Rec Amt $12.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 14th day
of December AD 2015
Cathy Becker, Auditor
By [illegible], Deputy

WARRANTY DEED
(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 E Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Kevin Topping and Barb Topping, C/O Kyle Topping, 212 East Jefferson St, Delaware, IA 52036

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 E Main Street, Manchester, IA 52057

Grantors:
Cara Prideaux a/k/a Cara Prideau
Andrew Prideaux

Grantees:
Kevin Topping
Barb Topping

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2005
IOWADOCS®

THE IOWA STATE BAR ASSOCIATION Official Form No. 103	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $1.00 Dollar(s) and other valuable consideration, Cara Prideaux a/k/a Cara Prideau and Andrew Prideaux, wife and husband do hereby Convey to Kevin Topping and Barb Topping, 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:

All of our right, title and interest in and to the following described real estate:

Lot Two (2), Block Two (2), in "Oak Way Subdivision" in Milo Township, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 16.

This deed is exempt according to Iowa Code 428A.2(10).

4-88-5

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: 11/13/2015

Cara Prideaux a/k/a Cara Prideau (Grantor)

Andrew Prideaux (Grantor)

(Grantor)

(Grantor)

STATE OF MINNESOTA, COUNTY OF Olmsted

This record was acknowledged before me this 13 day of November, 2015, by Cara Prideaux a/k/a Cara Prideau and Andrew Prideaux, wife and husband.

Signature of Notary Public

TONI S. ST. JOHN
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

© The Iowa State Bar Association 2013
IOWADOCS®