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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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Jeff and Diane Ogden, 1332 North Franklin Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Jeff and Diane Ogden, 1332 North Franklin Street, Manchester, IA 52057

Grantors:
Ronald D. Gienapp
Diane L. Gienapp

Grantees:
Jeff L. Ogden
Diane Ogden

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	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $80,000.00 Dollar(s) and other valuable consideration, Ronald D. Gienapp and Diane L. Gienapp, wife and husband do hereby Convey to Jeff L. Ogden and Diane Ogden, 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 Two (2) of River Pointe Third Subdivision - Final Plat A Sub. Of Lot 6 & Part Of Lot 2 Of The Sub. Of Part Of The W½-NE¼ & W½-SE¼, Sec. 5, And Lots 7, 8 & 9 Of The Sub. Of The E½, Sec. 5, And Part Of The North 99½ Rods Of The SE¼, Sec. 5, And Part Of The SE¼-NE¼, Sec. 5, All In T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 2144; Also Lot One (1) Of River Pointe Fourth Subdivision A Subdivision Of Lot A Of River Pointe Third Subdivision Section 5, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in 2015, Page 2823.

This deed is given in fulfillemt of a recorded Real Estate Contract between the parties recorded on November 16, 2015 in Book 2015, Page 3111 of the records of the Delaware County Recorder. Exemption 1 applies.

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: Nov 16, 2015

Ronald D. Gienapp (Grantor)

Diane L. Gienapp (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 16 day of November, 2015, by Ronald D. Gienapp and Diane L. Gienapp, husband and wife.

Signature of Notary Public

NOTARIAL SEAL IOWA
THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

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