Entered for taxation 14th day
of April A D 2016
Carla K. Becker, Auditor
By P. Hildebrand, Deputy

Recorded: 4/13/2016 at 3:34:28.0 PM
Fee Amount: $17.00
Revenue Tax: $302.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 922
Rev #115 DOV #109

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Benjamin J. Moser and Jenna L. Moser, 17154 190th Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Benjamin J. Moser and Jenna L. Moser, 17154 190th Street, Manchester, IA 52057

Grantors:
Timothy J. Cook
Sherilyn K. Cook

Grantees:
Benjamin J. Moser
Jenna L. Moser

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $189,500.00 Dollar(s) and other valuable consideration, Timothy J. Cook and Sherilyn K. Cook, husband and wife do hereby Convey to Benjamin J. Moser and Jenna L. Moser, 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 One (1) of the Subdivision of Lot One (1) of Frankenfeld's Replat of part of Block Three (3) of Sunset Beach Subdivision, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 123; also that part of Lot Two (2), Block Three (3) of Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20, described as commencing at a point two hundred ten (210) feet South and twenty (20) feet East of the southwest corner of Lot One (1) of said Block Three (3), and running thence East eighty (80) feet, thence South fifty (50) feet, thence West eighty (80) feet, thence North fifty (50) feet to the point of beginning.

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 on 4-8-16

Timothy J. Cook (Grantor)

Sherilyn K. Cook (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 4-8-16, by Timothy J. Cook and Sherilyn K. Cook.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 1-25-18

Signature of Notary Public

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