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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Cynthia Hanna Castelletti, 316 2nd St SE, Ste 124, Cedar Rapids, IA 52401, (319) 362-2137

Taxpayer Information: (name and complete address)
Michael J. Ludwig and Susan J. Ludwig
2269 330th Avenue, Worthington, Iowa 52078

Return Document To: (name and complete address)
Michael J. Ludwig and Susan J. Ludwig
2269 330th Avenue, Worthington, Iowa 52078

Grantors:
Ronald James Fox and Caron Jayne Fox

Grantees:
Michael J. Ludwig and Susan J. Ludwig

Legal Description:

Lot Eight (8) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200, also all that land lying Westerly and Northwesterly of said Lot Eight (8) within the extensions of the Southwesterly and Northeasterly sides of said Lot and extending to the center of the Maquoketa River; same being a part of the South one-half (S ½) of the Southeast Quarter (SE ¼) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Ronald James Fox and Caron Jayne Fox, husband and wife, do hereby convey to Michael J. Ludwig and Susan J. Ludwig, 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 Eight (8) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200, also all that land lying Westerly and Northwesterly of said Lot Eight (8) within the extensions of the Southwesterly and Northeasterly sides of said Lot and extending to the center of the Maquoketa River; same being a part of the South one-half (S ½) of the Southeast Quarter (SE ¼) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

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 the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: 5-18-16

Ronald James Fox

Caron Jayne Fox

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me this 18 day of MAY, 2016 by Ronald James Fox and Caron Jayne Fox.

EVAN R. HUGHES
Commission Number 767121
My Commission Expires
3-14-17

Notary Public – State of Iowa