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Carolyn Barker, Auditor
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Book 2016 Page 1840

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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)
Patrick Paul and Mary E. Paul, 24588 203rd Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
EW (X) Patrick Paul and Mary E. Paul, 24588 203rd Avenue, Manchester, IA 52057

Grantors:
Michael B. Beatty
Vickie L. Beatty

Grantees:
Patrick Paul
Mary E. Paul

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 $86,000.00 Dollar(s) and other valuable consideration, Michael B. Beatty and Vickie L. Beatty, husband and wife do hereby Convey to Patrick Paul and Mary E. Paul, 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 One (1) and that part of Lot Seven (7) of Bahndorf's First Addition to Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 1, lying Northerly of a line described as commencing at a point on the West line of said Lot Seven (7) that is forty two (42) feet South of the most Northerly corner of said Lot Seven (7), thence Easterly to the most Southerly corner of said Lot One (1); also all lake frontage running to the middle of the Maquoketa River bed with regard to said Lot One (1); same being a part of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Fourteen (14), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian

This deed is given in fulfillment of a real estate contract filed January 21, 2014 in Book 2014, Page 132.

This deed is exempt according to Iowa Code 428A.2(1).

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 7-18-16

Michael B. Beatty (Grantor)

Vickie L. Beatty (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 7-18-16, by Michael B. Beatty and Vickie L. Beatty.

7-7-18

Signature of Notary Public

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