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Carla A. Becker, Auditor
By [signature], Deputy

Book 2016 Page 1930

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

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

Taxpayer Information: (Name and complete address)
Joel R. Janecek, 762 June Dr, Dubuque, Iowa 52003

ENV **Return Document To:** (Name and complete address)
Joel R. Janecek, 762 June Dr, Dubuque, Iowa 52003

Grantors:
Chad Kelly
Melissa Kelly

Grantees:
Joel R. Janecek

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $199,000.00 Dollar(s) and other valuable consideration, Chad Kelly and Melissa Kelly, husband and wife do hereby Convey to Joel R. Janecek the following described real estate in Delaware County, Iowa: Lot Seventy One (71) of Turtle Creek Camp Replat being part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa and part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), Section Twenty Five (25), Township Eighty-eight North (88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340.

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 July 19, 2016.

Chad Kelly (Grantor)

Melissa Kelly (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DECATUR~~ Linn

This record was acknowledged before me on 7-19-16, by Chad Kelly and Melissa Kelly, husband and wife.

GREG MILLER
COMMISSION NO. 767
MY COMMISSION EXPIRES
6-13-19

Signature of Notary Public

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