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Entered for taxation 2nd day
of August AD 2016
Cathy Baker Auditor
By [illegible] Deputy

Book 2016 Page 1971

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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)
Luke W. Livingston and Jennifer D. Livingston, 24622 189th Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Luke W. Livingston and Jennifer D. Livingston, 24622 189th Avenue, Manchester, IA 52057

Grantors:
Mitch W. Tanner
Emily N. Tanner

Grantees:
Luke W. Livingston
Jennifer D. Livingston

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 $236,000.00 Dollar(s) and other valuable consideration, Mitch W. Tanner and Emily N. Tanner, husband and wife do hereby Convey to Luke W. Livingston and Jennifer D. Livingston, 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 Ten (10) and the South One-half (S½) of Lot Nine (9) of Cozy Cove Subdivision A Subdivision of Lot One (1) through Lot Seven (7) of Willie's Second Subdivision, being part of the SE1/4 of the NE1/4 of Section 15, and part of the NE1/4 of the SE1/4 of Section 15, and part of the NW1/4 of the NW1/4 of Section 14, (T88N), (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 156.

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 7-25-2016

Mitch W. Tanner (Grantor)

Emily N. Tanner (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 7-25-2016, by Mitch W. Tanner and Emily N. Tanner.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

Signature of Notary Public

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