Recorded: 8/11/2016 at 4:06:23.0 PM
Fee Amount: $12.00
Revenue Tax: $95.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 2099

DOV #299 REV #302

Entered for taxation 12th day
of August AD 2016
Carla K. Becker, Auditor
By R. Hildebrand, Deputy

Preparer Information/return to: David G. Thinnes, 118 3rd Ave. SE #537, Cedar Rapids, IA 52401 (319) 363-3185

Send tax statement to: Chad Bryant and Sandra Bryant, 253rd Street, Delhi, IA 52223

13-98-5

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Stanley S. Poe, a single person, does hereby convey to: Chad Bryant and Sandra Bryant, as joint tenants, with full rights of survivorship and not as tenants in common, to the following described real estate situated in Delaware County, Iowa:

LOT FIFTEEN (15) OF LAKEVIEW ESTATES FIRST ADDITION TO DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 6 PLATS, PAGE 215, AND ALSO ALL LAKE FRONTAGE RUNNING TO THE WATER FRONT AND THEN AT RIGHT ANGLES TO THE MIDDLE OF THE MAQUOKETA RIVER BED WITH REGARD TO SAID LOT FIFTEEN (15), BEING DESIGNATED ON SAID PLAT AS LOT FIFTEEN-A (15A).

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

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 stated above; 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)
)ss:
COUNTY OF LINN)

Dated: ~~July~~ Aug 1, 2016.

On this 1st day of ~~July~~ August, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Stanley S. Poe, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

STANLEY S. POE - GRANTOR

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

NOTARIAL SEAL IOWA
JEREMY J JOHANNES
Commission No. 772729
My Commission Expires
April 26, 2018