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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 30th day
of August AD 2016
Carla K. Baxter, Auditor
By R. Hildebrand, Deputy

Holmes Law Office
222 3rd St SE Ste 314
Cedar Rapids, IA 52401-1575

WARRANTY DEED - JOINT TENANCY

Return to: Claire B. Patin, 106 East Salem Avenue, Indianola, IA 50125
Preparer: Claire B. Patin, 106 East Salem Avenue, Indianola, IA 50125, (515) 961-2574
Taxpayer: Greg M. Carradus and Michelle S. Carradus, 9510 Darrell Dr, Cedar Rapids, IA 52411

For the consideration of One---------- Dollar(s) and other valuable consideration, Gertrude E. Ellyson, an unmarried person do hereby Convey to Greg M. Carradus and Michelle S. Carradus, 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: -SEE ADDENDUM 1

This Deed is in fullfillment of Real Estate Contract dated September 22, 1998, recorded September 28, 1998 in Book 140 L.D., Page 207. All Warranties extend to date of Contract only.
(No Declaration of Valve Required, Iowa Code Section 428A.4.)
This property is subject to convenants 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 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 August 15, 2016

Gertrude E. Ellyson
Gertrude E. Ellyson (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on August 15, 2016, by Gertrude E. Ellyson, an unmarried person.

GLORIA J. VANDERPOOL
Commission Number 708058
My Commission Expires
January 30, 2019

Gloria J. Vanderpool
Signature of Notary Public

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Addendum

1. Lot Eighteen (18) of Logan's Second Subdivision of Part of the South one-half (S½) of Section Fourteen (14) and Part of the Northeast Quarter (NE¼) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5) West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 55, also all lake frontage running to the middle of the Maquoketa River bed with regard to said Lot 18