Recorded: 9/16/2016 at 1:41:55.0 PM
Fee Amount: $12.00
Revenue Tax: $407.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 2501

Entered for taxation 19th day
of September A D 2016
Clark Barker, Auditor
By D. Hildebrand, Deputy

Prepared: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return to/Taxpayer: Daniel J. Britt and Jean A. Harrington-Britt, 2520 12th St NW, Waverly, IA 50677

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Scott C. Franz and Katherine A. Franz, husband and wife, do hereby convey to Daniel J. Britt and Jean A. Harrington-Britt, 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 Twenty Two (22) of Logan's First Subdivision of Part Of the N ½ of Section 23, T88N, R5W Of The 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 4 Plats, Page 46, also all lake frontage running to the middle of the Maquoketa River bed abutting on said Lot Twenty Two (22)
>
> The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

Grantors do Hereby Covenant with grantee, 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: September 16, 2016

Scott C. Franz (Grantor)

Katherine A. Franz (Grantor)

STATE OF IOWA COUNTY OF LINN

This record was acknowledged before me this 16th day of September, 2016, by Scott C. Franz and Katherine A. Franz, husband and wife.

JENNIFER CLAIRE TIEMEIER
Commission Number 727898
My Commission Expires 7-19-19

Notary Public In and For the State of Iowa