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Premier Escrow Services
3337 Blairs Ferry Rd NE
Cedar Rapids IA 52402

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Clark K. Beard, Auditor
By R. Hilbrand, Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED
## Recorder's Cover Sheet

**Preparer Information:** (name, address and phone number)
Cynthia Hanna Castelletti, 316 2nd St SE, Ste 124, Cedar Rapids, IA 52401, (319) 362-2137

**Taxpayer Information:** (name and complete address)
Brenda Kelchen
14984 230th Avenue, Anamosa, IA 52205

**Return Document To:** (name and complete address)
Brenda Kelchen
14984 230th Avenue, Anamosa, IA 52205

**Grantors:**
Todd J. Boone and LeeAnna Boone

**Grantees:**
Brenda Kelchen

**Legal Description:**

Lot Four (4) of First's Second Addition in SW ¼ - NW ¼, Section 29, Township 88 North, Range 4, West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 152

# WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Todd J. Boone and LeeAnna Boone, husband and wife, do hereby convey to Brenda Kelchen, a single person, the following described real estate in Delaware County, Iowa:

Lot Four (4) of First's Second Addition in SW ¼ - NW ¼ , Section 29, Township 88 North, Range 4, West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 152

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

Grantors do hereby covenant with grantee and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. The undersigned hereby relinquish 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: 9-28-16

Todd J. Boone

LeeAnna Boone

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me this 28th day of Sept, 2016, by Todd J. Boone and LeeAnna Boone.

Notary Public – State of Iowa

HEATHER WARREN
Commission Number 795775
My Commission Expires
April 26, 2019