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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)
Todd J. Locher, 202 2nd Avenue NW, Farley, IA 52046, Phone: (563) 744-3359

Taxpayer Information: (Name and complete address)
Mark and Theresa Merkes, 15876 Middle Road, Dubuque, IA 52002

Return Document To: (Name and complete address)
Todd J. Locher, 202 2nd Avenue NW, Farley, IA 52046

Grantors:
Anthony Lee Dunn, Jr.
Ashley Danielle Dunn

Grantees:
Mark J. Merkes
Theresa L. Merkes

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 Ten ($10.00) Dollar(s) and other valuable consideration, Anthony Lee Dunn, Jr. and Ashley Danielle Dunn, husband and wife, do hereby Convey to Mark J. Merkes and Theresa L. Merkes, 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: That part of Lot Sixteen (16) of the Subdivision of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., according to Amended and Corrected Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73 to 86, described as commencing at a point twenty four (24.0) feet East of the Northeast corner of Lot Fifteen (15) of said Subdivision, and running thence South one hundred twenty five (125) feet and four (4) inches, thence East sixty (60.0) feet, thence North one hundred twenty five (125) feet and four (4) inches, thence West sixty (60.0) feet to the point of beginning; also the East sixty (60) feet of the West eighty four (84) feet of Lot One (1) of Juergen's Subdivision to Colesburg, Iowa, according to plat recorded in Book 2 Plats, Pages 163-164.

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 10-5-16

Anthony Lee Dunn, Jr.(Grantor)

Ashley Danielle Dunn (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 5, 2016, by Anthony Lee Dunn, Jr. and Ashley Danielle Dunn, husband and wife.

TODD J. LOCHER
MY COMMISSION EXP.
Oct 12, 2018
IOWA NOTARIAL SEAL
COMMISSION NO. 176416

Signature of Notary Public

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