**Recorded: 10/12/2016 at 11:01:32.0 AM**
**Fee Amount: $17.00**
**Revenue Tax: $114.40**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2016 PG: 2782**
Rev Stamp# 386 DOV# 383

Entered for taxation 13th day
of October AD 2016
Carla K. Becker Auditor
By R. Hildebrand Deputy

# WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

**Taxpayer Information:** (Name and complete address)
Lucas J. Leonard and Lyndi M. Leonard, 401 N Madison Street, Manchester, IA 52057

**Return Document To:** (Name and complete address)
Lucas J. Leonard and Lyndi M. Leonard, 401 N Madison Street, Manchester, IA 52057

**Grantors:**
Katherine A. Letts
Nicholas A. Letts

**Grantees:**
Lucas J. Leonard
Lyndi M. Leonard

**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 $72,000.00 Dollar(s) and other valuable consideration, Katherine A. Letts f/k/a Katherine Ann Billhorn a/k/a Katherine A. Billhorn and Nicholas A. Letts, wife and husband do hereby Convey to Lucas J. Leonard and Lyndi M. Leonard, 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: The South seventy one (71) feet and two (2) inches of Lot Two Hundred Ninety Six (296), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284

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 - 10 - 2016

Katherine A. Letts
Katherine A. Letts(Grantor)

Nicholas A. Letts
Nicholas A. Letts (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 10, 2016, by Katherine A. Letts and Nicholas A. Letts, wife and husband.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

Teresa Turnis
Signature of Notary Public

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