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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

eo
Limmerman Trust + Supp
P.O. Box 938
Asbury IA 52004

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)
Nicholas J. Klein and Nicole M. Klein, 720 E Howard Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Nicholas J. Klein and Nicole M. Klein, 720 E Howard Street, Manchester, IA 52057

Grantors:
Luke W. Livingston
Jennifer D. Livingston

Grantees:
Nicholas J. Klein
Nicole M. Klein

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 $140,000.00 Dollar(s) and other valuable consideration, Luke W. Livingston and Jennifer D. Livingston, husband and wife do hereby Convey to Nicholas J. Klein and Nicole M. Klein, 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 one-half (S 1/2) of the West one-half (W 1/2) of Lot Twenty Four (24) of Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages 484-485, and Retracement Plat recorded in Book 2013, Page 3718.

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 October 19, 2016

Luke W. Livingston(Grantor)

Jennifer D. Livingston (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 19, 2016, by Luke W. Livingston and Jennifer D. Livingston.

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

Signature of Notary Public

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