ENV Premier Escrow Services
2337 Blairstown Rd NE
Cedar Rapids, IA 52402

Entered for taxation 12th day
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Cathy Becker, Auditor
By P. Hildebrand, 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)
Reid Kuhlman and Jane Kuhlman
701 Main St, Colesburg, IA 52035

Return Document To: (name and complete address)
Reid Kuhlman and Jane Kuhlman
701 Main St, Colesburg, IA 52035

Grantors:
Evan R. Hughes

Grantees:
Reid Kuhlman and Jane Kuhlman

Legal Description:

Lot Eleven (11) of The Village – Third Addition A Re-Subdivision Of Lots 1, 2 & 3 Of The Village – First Addition Part Of The SW ¼ - Sec. 19, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2015, Page 2287

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Evan R. Hughes, a single person, does hereby convey to Reid Kuhlman and Jane Kuhlman, 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 Eleven (11) of The Village – Third Addition A Re-Subdivision Of Lots 1, 2 & 3 Of The Village – First Addition Part Of The SW ¼ - Sec. 19, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2015, Page 2287

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

Grantor and Grantees agree that the use of this real estate shall be limited to a single family, owner-occupied residence.

Grantor and Grantees agree that no access to this real shall be granted through Lot Twelve (12) of The Village – Third Addition A Re-Subdivision Of Lots 1, 2 & 3 Of The Village – First Addition Part Of The SW ¼ - Sec. 19, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2015, Page 2287

Grantor and Grantees agree that Grantor shall have a right of first refusal to purchase the above-described real estate before Grantee accepts any offer to sell the above-described real estate. Grantee shall provide to Grantor written notice of any offer to purchase the above-described real estate before accepting any offer. Grantor shall have seven (7) days following receipt of said written notice to exercise his option to purchase said real estate for the purchase price and terms identical to the third party's offer, or for the cash equivalent of such offer if not entirely a cash offer.

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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: 12-2-16

Evan R. Hughes

STATE OF IOWA, COUNTY OF Delaware

This instrument was acknowledged before me this 2nd day of December 2016, by Evan R. Hughes.

Notary Public – State of Iowa

DACIA WINSTON
Commission Number 792932
My Commission Expires
October 29, 2018