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Rec Amt $12.00 Aud Amt $10.00
Rev Transfer Tax $1,372.00
Rev Stamp# 3 DOV #3

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 4th day
of January AD 2017
Carla K. Becker, Auditor
By S. Hildebrant, 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)
Nathan C. Moonen, 1487 Middle Ossian Rd, Ossian, IA 52161, Phone: (563) 876-3451

Taxpayer Information: (Name and complete address)
James A. Behnke ~~PO Box 342~~ 593 Hickory Drive Holy Cross, IA 52053

Return Document To: (Name and complete address)
James A. Behnke ~~PO Box 342~~ Holy Cross, IA 52053
593 Hickory Dr.

Grantors:
Carolyn E. Hinderman

Grantees:
James A. Behnke
Barb J. Behnke

Legal description: See Page 2

Document or instrument number of previously recorded documents:
n/a

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WARRANTY DEED
JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Carolyn E. Hinderman, a widow and not remarried do hereby Convey to James A. Behnke and Barb J. Behnke, 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: Parcel 2016-79 in both Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) AND Part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), all in Section 4, Township Ninety (90) North, Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2016, Page 3506, subject to easements of record,

AND the East one-half (E 1/2) of the Southeast Quarter (SE 1/4), and the the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) , all in Section Five (5), Township Ninety (90) North, Range Four (4) West of the 5th P.M., according to the Plat of Survey (Retracement) recorded in Book 2016, Page 3504, EXCEPT Parcel A in the Southeast Quarter (SE 1/4) of said Section Five (5) according to the plat recorded in Book 2002, Page 3739, subject to easements of record

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 January 3, 2018

Carolyn E. Hinderman (Grantor) _____ (Grantor)

_____ (Grantor) _____ (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on January 3, 2018, by Carolyn E. Hinderman.

DONALD F. MOONEN COMMISSION EXPIRES 02-19-2018 NOTARIAL SEAL IOWA COMMISSION NUMBER 116122

Signature of Notary Public

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