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Book 2017 Page 113

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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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Bradley D. Rausch, 2845 140th Street, Earlville, IA 52041

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Howard W. Gentz
Ruth Gentz

Grantees:
Bradley D. Rausch
Carrie J. Rausch

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 $236,000.00 ~~$236,000.00~~ Dollar(s) and other valuable consideration, Howard W. Gentz and Ruth Gentz, husband and wife do hereby Convey to Bradley D. Rausch and Carrie J. Rausch, 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 East one-half of the South West fractional quarter of Section Nineteen (19), Township Ninety (90) North, Range Three (3), West of the Fifth P.M.

This deed is given in fullfilment of a recorded Real Estate Contract between the parties filed May 11, 2001 in Book 2001, Page 1593.

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 6, 2017

x Howard W. Gentz
Howard W. Gentz(Grantor)

Ruth Gentz
Ruth Gentz (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 6, 2017, by Howard W. Gentz and Ruth Gentz, husband and wife.

THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

Signature of Notary Public

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