EW
Skogman Realty
411 1st Ave SE
Cedar Rapids IA
52401

Entered for taxation 26th day
of January AD 2017
Carla V. Becker, Auditor
By P. Hilbrand, Deputy

Book 2017 Page 282

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Rev Transfer Tax $136.00
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer: Tim A. Estlund, Atty.,100 1st Ave. NE, Ste.105, Cedar Rapids, IA 52401 364-2120
After recording return to and Address tax statement to: Ronald Werner and Sheila Werner, 520 3rd St, Delaware, IA 52036

WARRANTY DEED

For consideration of One ($1.00) Dollar(s) and other good and valuable consideration, Derek A. Wessels, a single person and Jeannie M. Wessels, a single person, do hereby convey to Ronald Werner and Sheila Werner, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate located in Delaware County, Iowa:

EXHIBIT A

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; 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.

Derek A. Wessels

Jeannie M. Wessels

STATE OF Iowa, COUNTY OF Delaware ss:

This instrument was acknowledged before me on January 17, 2017, by Derek A. Wessels, a single person and Jeannie M. Wessels, a single person.

Kristine Baldwin
Notary Public, State of Iowa
My Commission expires 9-25-2018

KRISTINE BALDWIN
Commission Number 742874
MY COMMISSION EXPIRES
SEPTEMBER 25, 2018

EXHIBIT A

Lots Twelve Hundred Forty Eight (1248), Twelve Hundred Forty Nine (1249), Twelve Hundred Fifty (1250), Twelve Hundred Fifty One (1251), Twelve Hundred Fifty Two (1252), Twelve Hundred Seventy Three (1273), Twelve Hundred Seventy Four (1274), Twelve Hundred Seventy Five (1275), Twelve Hundred Seventy Six (1276), Twelve Hundred Seventy Seven (1277), Delaware, Iowa, according to the plat recorded in Book 2 L.D. , Pages 488-489 AND The South 38 feet of Monroe Street lying between Third Street and Second Street, City of Delaware, Delaware County, Iowa as may be more particularly described by survey recorded in the Office of the Delaware County Recorder in Book 2013 at Page 1228