Book 2017 Page 329

Document 2017 329 Type 03 001 Pages 1
Date 1/31/2017 Time 2:25:45PM
Rec Amt $7.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 31st day
of January AD 2017
Carla V. Becker, Auditor
By H. Hildebrand, Deputy

WARRANTY DEED - JOINT TENANCY

Return to: Lloyd E. Keith, 1313 N. Court Street, Ottumwa, IA 52501
Preparer: Lloyd E. Keith, 1313 N. Court Street, Ottumwa, IA 52501, (641) 682-4377
Taxpayer: Amos C. Christner and Fannie D. Christner, 2547 220th Ave., Delhi, IA 52223

For the consideration of One Dollar(s) and other valuable consideration, Amy Jean Van Maanen and Ryan J. Van Maanen, wife and husband do hereby Convey to Amos C. Christner and Fannie D. Christner, husband and wife, as joint tenants with full right of survivorship as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: A one-eighth interest in Lot One of Keith's Hartwick Hill Estates, a subdivision of part of the Southwest Quarter of the Northwest Quarter, and part of the Northwest Quarter of the Southwest Quarter of Section 30, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to a plat recorded in Book 2006, at Page 2711 in the Office of the Recorder of Delaware County, Iowa, subject to all easments of record, and subject to the Restrictions and Covenants for Keith's Hartwick Hill Estates which are filed for record in Book 2006, Page 2959 in the Office of the Delaware County Recorder.

Exemption #10

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 Jan. 17, 2017

Amy Van Maanen
Amy Jean VanMaanen (Grantor)

Ryan J. VanMaanen (Grantor)

STATE OF IOWA, COUNTY OF WAPELLO

This record was acknowledged before me on 1-17-2017, by Amy Jean VanMaanen and Ryan J. VanMaanen.

NOTARIAL SEAL IOWA
COLLEEN FREDRICKSON
Commission Number 106788
My Commission Expires
August 29, 2017

Colleen Fredrickson
Signature of Notary Public

© The Iowa State Bar Association 2016
IowaDocs®