Clerk GVB Bank

Entered for taxation 4th day
of Apr: l AD 2017
Carla K. Becker, Auditor
By R. Hildebrand, Deputy

Book 2017 Page 922

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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Joel K. Kluesner and Nicole T. Kluesner, 1358 150th Street, Dundee, IA 52038

Return Document To: (Name and complete address)
Joel K. Kluesner and Nicole T. Kluesner, 1358 150th Street, Dundee, IA 52038

Grantors:
Brian G. Portzline
Colleen R. Kuhse-Portzline

Grantees:
Joel K. Kluesner
Nicole T. Kluesner

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 $200,000.00 Dollar(s) and other valuable consideration, Brian G. Portzline and Colleen R. Kuhse-Portzline, husband and wife do hereby Convey to Joel K. Kluesner and Nicole T. Kluesner, 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 West two hundred ninety six (296) feet of the South two hundred nine (209) feet of the North nine hundred seventy nine (979) feet of the Northwest Quarter (NW 1/4) of the Northest Quarter (NE 1/4) of Section Thirty Four (34), Township Ninety (90) North, Range Six (6), West of the Fifth P.M.; Also Parcel B in the Northwest ¼ of the Northeast ¼ of Section 34, Township 90 North, Range 6 West of the 5th Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 1841.

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 March 30, 2017

Brian G. Portzline (Grantor)

Colleen R. Kuhse-Portzline (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 30, 2017, by Brian G. Portzline and Colleen R. Kuhse-Portzline.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

Signature of Notary Public

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