Recorded: 4/7/2017 at 1:29:56.0 PM
Fee Amount: $22.00
Revenue Tax: $211.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 968
Rev Stamp #125 DOV# 121

Entered for taxation 10th day
of April AD 2017
Carla K. Becker, Auditor
By S. Hildebrand, Deputy

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

2017-969

Preparer Information: (Name, address and phone number)
Daniel H. Swift, 108 N. Madison, PO Box 207, Manchester, IA 52057, Phone: (563) 927-4901

Taxpayer Information: (Name and complete address)
Zachary A./Kathleen L. Rogers, 722 E. Butler St., Manchester, IA 52057

Return Document To: (Name and complete address)
Daniel H. Swift, 108 N. Madison, PO Box 207, Manchester, IA 52057

Grantors:
Joel Kluesner
Nicole Kluesner

Grantees:
Zachary A. Rogers
Kathleen L. Rogers

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 1.00 Dollar(s) and other valuable consideration, Joel Kluesner and Nicole Kluesner, husband and wife do hereby Convey to Zachary A. Rogers and Kathleen L. Rogers, 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: Lot Sixteen (16) of the Survey and Plat of Nelson's Subdivision of part of the North one-half (N 1/2) of the South one-half (S 1/2) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Pages 2-5.

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 April 1, 2017

Joel Kluesner (Grantor)

Nicole Kluesner (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 1, 2017, by Joel Kluesner.

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-19

Signature of Notary Public

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STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me on April 1, 2017, by Nicole Kluesner.

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-19

Barbara K. Sailer
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____.

_____
Signature of Notary Public

REPRESENTATIVE CAPACITY ACKNOWLEDGMENTS

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____.
as _____
of _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____.
as _____
of _____.

_____
Signature of Notary Public