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Premier Escrow Service
2337 Blairs Ferry Rd NE
Cedar Rapids IA 52402

Book 2017 Page 1193

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 3rd day
of May A D 2017
Carla K. Becher Auditor
By S. Hildebrand Deputy

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Cynthia Hanna Castelletti, 316 2nd St SE, Ste 124, Cedar Rapids, IA 52401, (319) 362-2137

Taxpayer Information: (name and complete address)
Craig A. Koester and Peggy Koester
24600 198th Avenue, Manchester, Iowa 52057

Return Document To: (name and complete address)
Craig A. Koester and Peggy Koester
24600 198th Avenue, Manchester, Iowa 52057

Grantors:
David L. Fox and Brenda M. Fox

Grantees:
Craig A. Koester and Peggy Koester

Legal Description:

Lot Seven (7) of Cozy Cove Subdivision a Subdivision of Lot One (1) Through Lot Seven (7) of Willie's Second Subdivision, Being Part Of The SE ¼ Of The NE ¼ Of Section 15, And Part Of The NE ¼ Of The SE ¼ Of Section 15, And Part Of The NW ¼ Of The NW ¼ Of Section 14, (T88N), (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 156

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, David L. Fox and Brenda M. Fox, husband and wife, do hereby convey to Craig A. Koester and Peggy Koester, 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 Seven (7) of Cozy Cove Subdivision a Subdivision of Lot One (1) Through Lot Seven (7) of Willie's Second Subdivision, Being Part Of The SE ¼ Of The NE ¼ Of Section 15, And Part Of The NE ¼ Of The SE ¼ Of Section 15, And Part Of The NW ¼ Of The NW ¼ Of Section 14, (T88N), (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 156

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. The undersigned hereby relinquish 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: 4-28-17

David L Fox
David L. Fox

Brenda M. Fox
Brenda M. Fox

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me this 28 day of APRIL, 2017, by David L. Fox and Brenda M. Fox, husband and wife.

Evan R Hughes
Notary Public – State of Iowa

EVAN R. HUGHES
Commission Number 767121
My Commission Expires
4-14-20