ew Bankers Trust Co.
401 1st St SE
Cedar Rapids IA 52401

Entered for taxation 8th day
of May AD 2017
Carla K. Becker, Auditor
By P. Hildebrand, Deputy

Book 2017 Page 1267

Document 2017 1267 Type 03 001 Pages 2
Date 5/08/2017 Time 10:58:36AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $95.20
Rev Stamp# 167 DOV# 168

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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)
Timothy N. Townsend and Lori A. Townsend
3088 Brittany Circle, Cedar Rapids, Iowa 52411

Return Document To: (name and complete address)
Timothy N. Townsend and Lori A. Townsend
3088 Brittany Circle, Cedar Rapids, Iowa 52411

Grantors:
Evan R. Hughes

Grantees:
Timothy N. Townsend and Lori A. Townsend

Legal Description:

Lot Thirteen (13) of The Village – Third Addition A Re-Subdivision of Lots 1, 2, & 3 of The Village – First Addition Part of the SW ¼ - Sec. 19, T88N, R4W of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2015, Page 2287

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Evan R. Hughes, a single person, does hereby convey to Timothy N. Townsend and Lori A. Townsend, 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 Thirteen (13) of The Village – Third Addition A Re-Subdivision of Lots 1, 2, & 3 of The Village – First Addition Part of the SW ¼ - Sec. 19, T88N, R4W of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2015, Page 2287

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

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor Covenants 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: 5-5-17

Evan R. Hughes

STATE OF IOWA, COUNTY OF LINN

This instrument was acknowledged before me this 5th day of May, 2017, by Evan R. Hughes, a single person.

Notary Public – State of Iowa

JOHN RITCHISON
Commission Number 780992
My Commission Expires
10/28/2019