Esg
Baldwin & Davis
P.O. Box 304
Maquoketa IA 52060

Entered for taxation 2nd day
of June AD 2017
Carla K. Becker, Auditor
By D. Hildebrand Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

Return to: Bryan and Chloe Baldwin, 24602 200th Ave, Manchester, IA 52057
Preparer: George A. Davis, 225 1st Ave E, Dyersville, IA 52040, (563) 875-9112
Taxpayer: Bryan and Chloe Baldwin, 24602 200th Ave, Manchester, IA 52057

For the consideration of Ten Dollar(s) and other valuable consideration, Ann Wilson-Bries and William J. Bries, wife and husband do hereby Convey to Bryan Baldwin and Chloe Baldwin, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: Lots Thirty Four (34) and Forty Eight (48) of Willie's Second Subdivision of Plat of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Fifteen (15), and Part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Fifteen (15), and Part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Fourteen (14), and Part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Fourteen (14) , all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4, Plats, Page 106.

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 May 11, 2017

Ann Wilson-Bries
Ann Wilson-Bries (Grantor)

W. J. Bries
William J. Bries (Grantor)

STATE OF IOWA, COUNTY OF Delaware
This record was acknowledged before me on May 11, 2017, by Ann Wilson-Bries and William J. Bries, wife and husband.

SUSAN K MEYER
Commission Number 798639
My Commission Expires
August 9, 2019

Susan K Meyer
Signature of Notary Public

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