Recorded: 6/7/2017 at 3:51:32.0 PM
Fee Amount: $17.00
Revenue Tax: $199.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 1568
Rev Stamp #212 DOV#216

Entered for taxation 8th day
of June A D 2017
Carla K. Becker, Auditor
By S. Hildebrand, Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Kirby F. Kendrick, 105 E Maple Street, Edgewood, Iowa 52042

Return Document To: (Name and complete address)
Kirby F. Kendrick, 105 E Maple Street, Edgewood, Iowa 52042

Grantors:
Timothy F. Kendrick
Rhonda L. Kendrick

Grantees:
Kirby F. Kendrick

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $125,000.00 Dollar(s) and other valuable consideration, Timothy F. Kendrick and Rhonda L. Kendrick. husband and wife do hereby Convey to Kirby F. Kendrick the following described real estate in Delaware County, Iowa: The North One Hundred (100) feet of Lots Eighteen (18) and Nineteen (19), and the East twelve (12) feet of the North One Hundred (100) feet of Lot Twenty (20), of F.A. Densmore's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Pages 88-89.

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 5-31-17.

Timothy F. Kendrick (Grantor)

Rhonda L. Kendrick (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on May 31 2017, by Timothy F. Kendrick and Rhonda L. Kendrick. husband and wife.

ELAINE M. FUNKE
Commission Number 132758
My Commission Expires
7-25-2017

Elaine M. Funke
Signature of Notary Public

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