Ed Skogman Realty
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Cedar Rapids IA
52401

Entered for taxation 15th day
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Carla K. Becker, Auditor
By R. Hilderand, Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Erick Skogman, Elderkin & Pirnie, PLC, 316 2nd St SE #124, Cedar Rapids, IA 52401 (319) 362-2137
Return Document To/Address Tax Statements: Martin Phillips and Janelle Phillips, 21558 259th St Delhi, IA 52223

WARRANTY DEED – JOINT TENANCY

For the consideration of Ten Dollars and other valuable consideration, David E. W. Sturtz and Lynette Sturtz, husband and wife, do hereby convey to Martin Phillips and Janelle Phillips, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Parcel T and Parcel U, all in being parts of Parcel N in the SW 1/4 - SE 1/4 Sec. 24, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 665; also all that land Lying South of and adjoining said Parcel T extending to the center of the lake.

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

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/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(s) covenant(s) 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: 6/2/2017

by David E. W. Sturtz

Lynette A. Sturtz
Lynette Sturtz

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 7 day of June, 2017 by David E. W. Sturtz and Lynette Sturtz, husband and wife.

Kristine Baldwin
Notary Public – State of Iowa

KRISTINE BALDWIN
Commission Number 742874
MY COMMISSION EXPIRES
SEPTEMBER 25, 2018