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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)

Matthew L. Breckenfelder and Sara J. Breckenfelder, 1010 New Street, Manchester, IA 52057

Return Document To: (Name and complete address)

Matthew L. Breckenfelder and Sara J. Breckenfelder, 1010 New Street, Manchester, IA 52057

Grantors:

Brad A. Lewin
Laura A. Lewin

Grantees:

Matthew L. Breckenfelder
Sara J. Breckenfelder

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $167,500.00 Dollar(s) and other valuable consideration, Brad A. Lewin and Laura A. Lewin, husband and wife do hereby Convey to Matthew L. Breckenfelder and Sara J. Breckenfelder, 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: That part of the North one-half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point on the West line of New Street eighteen (18) rods North of the South line of said North one-half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), and running thence West one hundred twenty (120.0) feet, thence North ninety nine (99.0) feet, thence East one hundred twenty (120.0) feet to the West line of New Street, thence South ninety nine (99.0) feet to the point of beginning.

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 June 30, 2017

Brad A. Lewin(Grantor)

Laura A. Lewin (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 30, 2017, by Brad A. Lewin and Laura A. Lewin.

Teresa J. Grove
COMMISSION # 142426
My Commission Expires
02-19-2020

Signature of Notary Public

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