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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)
Stefanie Ruth and Kevin Ruth, 320 6th Street SW, Cedar Rapids, IA 52404

Return Document To: (Name and complete address)
Stefanie Ruth and Kevin Ruth, 320 6th Street SW, Cedar Rapids, IA 52404

Grantors:
Allen Newton
Rosemary Newton

Grantees:
Stefanie A. Newton

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $49,500.00 Dollar(s) and other valuable consideration, Allen Newton and Rosemary Newton, husband and wife do hereby Convey to Stefanie A. Newton n/k/a Stefanie A. Ruth and Kevin Ruth, 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: See 1 in Addendum

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 August 14, 2017

Allen Newton
Allen Newton(Grantor)

Rosemary Newton
Rosemary Newton (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 14, 2017, by Allen Newton and Rosemary Newton.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

Signature of Notary Public

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Addendum

1.

That part of Lot Seventeen (17) of the Subdivision of the North one-half (N½) of the Southeast Quarter (SE¼) and the South one-half (S½) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, described as commencing at a point three hundred ninety three and thirty three hundredths (393.33) feet South of the intersection of the South line of Clara Avenue with the West line of New Street in the City of Manchester, Iowa, and one hundred four and three-tenths (104.3) feet West of the West line of New Street, running thence South ninety-four (94) feet, thence West ninety seven (97) feet, more or less, to the East line of Lot Sixteen (16) of said Subdivision, thence North ninety-four (94) feet, thence East to the point of beginning; Also, an easement for use as driveway with full and free right and liberty for grantees herein, their heirs, tenants, visitors and licensees, with or without vehicles of any description, in common with all others having the like right at all times hereafter to pass and repass over the following described tract, to-wit; that part of said Lot Seventeen (17) of said Subdivision described as commencing at a point 85 feet East of the Southeast corner of Lot 16, said Subdivision, thence North 170 feet, thence East 12 feet, thence South 170 feet, thence West to beginning

AND

The North ninety four (94) feet of the East one-half (E½) of Lot Sixteen (16) of the Subdivision of the North one-half (N½) of the Southeast Quarter (SE¼) and the South one-half (S½) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five, West of the Fifth Principal Meridian, according to plat recorded in Book A Plats, Page 6

This deed is given in fulfillment of a real estate contract filed November 9, 2001 in Book 2001, Page 4016 and Amendment thereto filed July 5, 2006 in Book 2006, Page 2400.

This deed is exempt according to Iowa Code 428A.2(1).