Recorded: 8/22/2017 at 8:10:38.0 AM
Fee Amount: $17.00
Revenue Tax: $639.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 2286
Rev Stamp #329 DOV#337

Entered for taxation 23rd day
of August A D 2017
Cada K. Becker, Auditor
By R. Hildebrand, Deputy

This instrument prepared by:
Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401
Phone No.: (319)298-5605

Mail tax statements and return document to:
Tim Guenther and Nicole Guenther, 1154 Kettering Rd., Marion, IA 52302

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Rick Ellison and Tonya Gordon, husband and wife,** do hereby convey unto **Tim Guenther and Nicole Guenther, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

LOTS EIGHT (8) AND NINE (9) OF H.L.C.SOUTH ADDITION TO DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 6 PLATS, PAGE 164; ALSO ALL LAKE FRONTAGE, RUNNING TO THE WATERFRONT AND THEN AT RIGHT ANGLES TO THE MIDDLE OF DELHI LAKE, ALSO CALLED HARTWICK LAKE, IN RESPECT TO AND ADJOINING LOTS (8) AND NINE (9).

30-88-4

Order No.: MES-75305/TB

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Rick Ellison

Tonya Gordon

STATE OF Iowa)
) SS:
COUNTY OF Linn)

This instrument was acknowledged before me on August, 21 2017 by Rick Ellison, husband of Tonya Gordon.

Cody L. Mulholland
Notary Public in and for said State

NOTARIAL SEAL IOWA
CODY L MULHOLLAND
Commission Number 743751
My Commission Expires
November 14, 2018

STATE OF Iowa)
) SS:
COUNTY OF Linn)

This instrument was acknowledged before me on August, 21 2017 by Tonya Gordon, wife of Rick Ellison.

Cody L. Mulholland
Notary Public in and for said State

NOTARIAL SEAL IOWA
CODY L MULHOLLAND
Commission Number 743751
My Commission Expires
November 14, 2018

Order No.: MES-75305/TB