Book 2017 Page 2308

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 25th day
of August AD 2017
Carla K. Becker Auditor
By S. Hildebrand Deputy

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

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)
Eric L. Hartke and Amanda M. Hartke, 17171 191st Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Eric L. Hartke and Amanda M. Hartke, 17171 191st Street, Manchester, IA 52057

Grantors:
Derek A. Weber
Lindsay J. Weber

Grantees:
Eric L. Hartke
Amanda M. Hartke

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 $187,500.00 Dollar(s) and other valuable consideration, Derek A. Weber and Lindsay J. Weber, husband and wife do hereby Convey to Eric L. Hartke and Amanda M. Hartke, 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: Lot Three (3) and part of Lots Two (2) and Four (4), and part of the alley in Block Three (3), and part of Sunset View Road of Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20, said tract being described as commencing at the Northeast corner of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of said Section Twenty (20), and running thence North four hundred twenty seven (427) feet, thence South 89° 53' West three hundred thirty (330) feet on the centerline of Shady Lane Road to the intersection with the centerline of Sunset View Road, thence South six hundred eighteen and five-tenths (618.5) feet to the point of beginning, thence North 78° 35' West seventy nine (79) feet, thence South 7° 35' West two hundred forty five and four-tenths (245.4) feet to the North line of Jones Road, thence South 70° 08' East eighty (80) feet on the North line of said road to the centerline of Sunset View Road, thence North 19° 52' East one hundred nine and nine-tenths (109.9) feet along said centerline, thence North one hundred forty seven (147) 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 August 15, 2017

Derek A. Weber (Grantor)

Lindsay J. Weber (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Aug 15, 2017, by Derek A. Weber and Lindsay J. Weber.

Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

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