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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)
Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, Phone: (319) 465-5448

**Taxpayer Information:** (Name and complete address)
Kelly J. Britt, 2250 297th St., Delhi, IA 52223

**Return Document To:** (Name and complete address)
Kelly J. Britt, 2250 297th St., Delhi, IA 52223

**Grantors:**
Larry Britt
Karen Britt
Patrick Britt
Gail Britt

**Grantees:**
Kelly J. Britt

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

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# WARRANTY DEED

For the consideration of One and no/100 ---------- Dollar(s) and other valuable consideration, Larry Britt and Karen Britt, husband and wife and Patrick Britt and Gail Britt, husband and wife do hereby Convey to Kelly J. Britt the following described real estate in DELAWARE County, Iowa:

Parcel 2017-57 In The Southwest Quarter Of The Southeast Quarter (SW1/4-SE1/4) Of Section 7, Township 87 North, Range 4 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2017, Page 1996

Attached provisions of purchase agreement survive closing.

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 September 7, 2017

Larry Britt (Grantor)

Karen Britt (Grantor)

Patrick Britt (Grantor)

Gail Britt (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 7, 2017, by Larry Britt, Karen Britt, Patrick Britt and Gail Britt.

NOTARIAL SEAL IOWA

CHERYL PETERS
Commission Number 197212
My Commission Expires
7-2-19

Signature of Notary Public

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A. The property is sold "as is" without warranty or guarantee as to condition or habitability.

B. Any expenses in connection with well or septic system shall be the buyer's responsibility.

C. No trash is to accumulate on the proeprty, and the property is to be kept in residential-like condition.

D. Buyers may not allow others to use the adjoining fields for snowmobiles, motorcycles or other vehicles, excpet required farm machinery.

E. Survey costs to be paid by Sellers.

~~F. Buyers grant easement through current driveway for farm equipment to adjoining fields.~~

G. These provisions will survive closing.