Entered for taxation 15th day
of September AD 2017
Auditor
By Deputy

Recorded: 9/14/2017 at 10:03:39.0 AM
Fee Amount: $22.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 2542

2015-3109

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Daniel L. Seufferlein, 4056 Glass Road NE, Cedar Rapids, IA 52402, (319) 393-9090

Taxpayer Information: (name and complete address)
Allen Hansen and Nichole Hansen ~~105 South~~ 100 North Church St Greeley IA 52050

Return Document To: (name and complete address)
Allen Hansen and Nichole Hansen ~~105 South~~ 100 North Church St Greeley IA 52050

Grantors:
JST Enterprises, LLC

2017-2637IA

Grantees:
Allen Hansen and Nichole Hansen

RECORDED BY
SECURITY FIRST TITLE CO.
PH. # (815) 235-2900
FAX # (815) 235-9955

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Warranty Deed
(Corporate/Business Entity Grantor)

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, JST Enterprises, L.L.C., a/k/a JTS Enterprises, L.L.C. a limited liability company organized and existing under the laws of South Dakota does hereby Convey to Allen Hansen and Nichole Hansen, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common the following described real estate in Delaware County, Iowa:

Lot Seventeen (17) and Lot Twenty-two (22), EXCEPT the South One Hundred Ninety Five (195.0) feet of said Lot Twenty-two (22), in the Subdivision of all that part of the North One-half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Ninety (90) North, Range Four (4), West of the Fifth P.M., as lies West from the depot grounds of the Chicago, Milwaukee & St. Paul Railroad Company and not covered by Baker's First and Second Additions to Greeley, Iowa, according to Plat recorded in Book 1 of Plats, Page 44. Situated in Delaware County and the State of Iowa.

This deed is exempt according to Iowa Code 428A.2(21).
Supplements deed previously recorded to fulfill the contract sale.
This deed is given and accepted in complete fulfillment of the contract for the sale of the above-described property dated August 31, 2009 and filed for record on August 31, 2009 in the office of the Delaware County, Iowa, Recorder in Book 2009 at page 3435.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 9/12/17

JST Enterprises, L.L.C.

By: _____
James W. Turbett, as Manager

STATE OF IOWA)
) ss.
COUNTY OF LINN)

This record was acknowledged before me on this 12th day of September, 2017, by James W. Turbett as Manager of JST Enterprises, L.L.C.

_____
Notary Public in and for said State

NOTARIAL SEAL IOWA
KRISTINE M JOHNSON
Commission Number 160046
My Commission Expires
3-28-18