**Recorded: 9/18/2017 at 8:38:37.0 AM**
**Fee Amount: $17.00**
**Revenue Tax: $263.20**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2017 PG: 2577**

Rev Stamp #379 DOV# 388

Entered for taxation 18th day
of September AD 2017
Carla N. Becker, Auditor
By T. Hildebrand, Deputy

# WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** (Name and complete address)
Brian J. and Anna N. Klaus, 168 Clara Avenue, Manchester, IA 52057

**Return Document To:** (Name and complete address)
Brian J. and Anna N. Klaus, 168 Clara Avenue, Manchester, IA 52057

**Grantors:**
Jack D. Young
Christine Mundy

**Grantees:**
Brian J. Klaus
Anna N. Klaus

**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 $165,000.00 Dollar(s) and other valuable consideration, Jack D. Young and Christine Mundy, husband and wife do hereby Convey to Brian J. Klaus and Anna N. Klaus, 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: That part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point on the North line of Clara Avenue that is ninety (90.0) feet East of the West line of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) and running thence East along said North line of Clara Avenue one hundred seventy eight and nine-tenths (178.9) feet, thence North one hundred twenty (120.0) feet, thence West one hundred seventy eight and nine-tenths (178.9) feet, thence South one hundred twenty (120.0) 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 9-7-2017

Jack D. Young (Grantor)

Christine Mundy (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 9-7-2017, by Jack D. Young and Christine Mundy, husband and wife

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-2019

Signature of Notary Public

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