Entered for taxation 25th day
of September AD 2017
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Document 2017 2643 Type 03 001 Pages 2
Date 9/22/2017 Time 3:01:23PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $31.20
Rev Stamp# 389 DOV# 397

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED JOINT TENANCY
## Recorder's Cover Sheet

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

**Taxpayer Information:** (name and complete address)
Kevin R. and Valorie A. Schmitt, 12066 Tyra Lane, Dubuque, Iowa 52003

**Return Document To:** (name and complete address)
Kevin R. and Valorie A. Schmitt, 12066 Tyra Lane, Dubuque, Iowa 52003

**Grantors:**
Robert G. Shanks

**Grantees:**
Kevin R. Schmitt and Valorie A. Schmitt

**Legal Description:** See Page 2

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

**WARRANTY DEED - JOINT TENANCY**

For the consideration of $10.00 Dollar(s) and other valuable consideration, Robert G. Shanks, a single person do hereby Convey to Kevin R. Schmitt and Valorie A. Schmitt, 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 Sixty Four (64) of "Clair-View Acres at Delhi, Iowa" in Sections 23 and 26, Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200.

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: 22 Sept 2017.

Robert G. Shanks (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 22, 2017, by Robert G. Shanks, a single person.

Signature of Notary Public

NOTARIAL SEAL IOWA
JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2018