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By: D. Hildebrand, Deputy

Book 2017 Page 2758

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Cynthia Hanna Castelletti, 316 2nd St SE, Ste 124, Cedar Rapids, IA 52401, (319) 362-2137

Taxpayer Information: (name and complete address)
Carol Pohlman
20875 – 262nd Street, Delhi, Iowa 52223

Return Document To: (name and complete address)
Carol Pohlman
20875 – 262nd Street, Delhi, Iowa 52223

Grantors:
Alvin Blum and Suzanne M. Blum

Grantees:
Carol Pohlman

Legal Description:

Lots Three (3) and Four (4) of the Subdivision Of Lot 15 Of Lot 123 Of "Clair-View Acres at Delhi, Iowa", according to plat recorded in Book 5 Plats, Page 57, except Parcel BB in Lot 4 in the Subdivision of Lot 15 of Lot 123 of "Clair-View Acres at Delhi, Iowa" Section 26 – T88N – R5W, Delaware County, Iowa, according to plat recorded in Book 2002, Page 2568; also Parcel E Of Lot 1 Of The Sub Of Lot 1 Of Lot 15 Of Lot 123 Of Clair-View Acres, Section Twenty-Six (26), Township Eighty-Eight North, Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 162; also Lots Twenty Eight (28) and Twenty Nine (29) of Freddy's Beach Road 1st Addition Comprised Of Guadalcanal Avenue And Part Of Honolulu Avenue Of Clair View Acres At Delhi, Iowa In Section Twenty-Three (23) And Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2009, Page 3100

Preparer Information: Cynthia Hanna Castelletti, PO Bo
x 1968, Cedar Rapids, IA 52406-1968, (319) 362-2137
Address Tax Statements/Return Document to: Carol Pohlman, 20875 – 262nd Street, Delhi, Iowa 52223

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Alvin Blum and Suzanne M. Blum, husband and wife, do hereby convey to Carol Pohlman, a single person, the following described real estate in Delaware County, Iowa:

> Lots Three (3) and Four (4) of the Subdivision Of Lot 15 Of Lot 123 Of "Clair-View Acres at Delhi, Iowa", according to plat recorded in Book 5 Plats, Page 57, except Parcel BB in Lot 4 in the Subdivision of Lot 15 of Lot 123 of "Clair-View Acres at Delhi, Iowa" Section 26 – T88N – R5W, Delaware County, Iowa, according to plat recorded in Book 2002, Page 2568; also Parcel E Of Lot 1 Of The Sub Of Lot 1 Of Lot 15 Of Lot 123 Of Clair-View Acres, Section Twenty-Six (26), Township Eighty-Eight North, Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 162; also Lots Twenty Eight (28) and Twenty Nine (29) of Freddy's Beach Road 1st Addition Comprised Of Guadalcanal Avenue And Part Of Honolulu Avenue Of Clair View Acres At Delhi, Iowa In Section Twenty-Three (23) And Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2009, Page 3100
>
> Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.
>
> This property includes a mobile home with no title.

Grantors do Hereby Covenants with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that Grantors 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. The undersigned hereby relinquish 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: 9-29-2017

Alvin Blum

Suzanne M. Blum

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me this 29 day of September, 2017, by Alvin Blum and Suzanne M. Blum, husband and wife.

EVAN R. HUGHES
Commission Number 767121
My Commission Expires
4-14-20

Notary Public – State of Iowa