Entered for taxation 9th day
of October AD 2017
Tarah Barber, Auditor
By P. Hilderman, Deputy

Book 2017 Page 2786

Document 2017 2786 Type 03 001 Pages 2
Date 10/06/2017 Time 2:58:30PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $34.40
Rev Stamp# 413 DOV# 417

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# 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)
Michael J. Russell and Jean A. Russell, 20633 263rd Street, Manchester, IA 52057

**Return Document To:** (Name and complete address)
Michael J. Russell and Jean A. Russell, 20633 263rd Street, Manchester, IA 52057

**Grantors:**
Allan L. Boge
Ruth M. Boge

**Grantees:**
Michael J. Russell
Jean A. Russell

**Legal description:** See Page 2

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

© The Iowa State Bar Association 2017
IOWADOCS®

# WARRANTY DEED
# JOINT TENANCY

For the consideration of $22,000.00 Dollar(s) and other valuable consideration, Allan L. Boge and Ruth M. Boge, husband and wife do hereby Convey to Michael J. Russell and Jean A. Russell, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in _____ County, Iowa: Lots 1, 2, 3 and 4 of Boge 2nd Addition part of Lot 1 of the Subdivision of Part of the SW¼ of the NE¼, part of Lot 2 of the Subdivision of Part of the NE¼ of the NE¼ all in Section Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa and part of Lot 2 of the Subdivision of Part of the NW¼ of the NW¼ and part of Lot 2 of the Subdivision of part of the SW¼ of the NW¼ all in Section Twenty-five (25), Township Eighty Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa.

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 10-5-2017

Allan L. Boge (Grantor)

Ruth M. Boge (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 10-5-17, by Allan L. Boge and Ruth M. Boge, husband and wife.

NOTARIAL SEAL IOWA

ALLAN L BOGE
Commission Number 784140
My Commission Expires
5-16-2020

Signature of Notary Public

© The Iowa State Bar Association 2017
IowaDocs®