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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
John A. Sullivan and Clarissa J. Sullivan, 19843 247th Street, Manchester, IA 52057

Return Document To: (Name and complete address)
John A. Sullivan and Clarissa J. Sullivan, 19843 247th Street, Manchester, IA 52057

Grantors:
Todd D. Gordon
Kathleen L. Gordon

Grantees:
John A. Sullivan
Clarissa J. Sullivan

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 $205,000.00 Dollar(s) and other valuable consideration, Todd D. Gordon and Kathleen L. Gordon, husband and wife do hereby Convey to John A. Sullivan and Clarissa J. Sullivan, 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: Lots Forty One (41) and Seventy Six (76) of Willie's Second Subdivision of Part of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Fifteen (15), and Part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Fifteen (15), and Part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Fourteen (14), and Part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 106, and Retracement Survey recorded in Book 2008, Page 180

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 October 21, 2017

Todd D Gordon
By Fronia J. Gordon POA
Todd D. Gordon (Grantor)
by Fronia J. Gordon as Agent

Kathleen L. Gordon
By Fronia J Gordon POA
Kathleen L. Gordon (Grantor)
by Fronia J. Gordon as Agent

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on October 21, 2017, by Fronia J. Gordon as Agent for Todd D. Gordon and Kathleen L. Gordon.

DEBRA K. CAMPBELL
Commission No.157204
My Commission Expires
8-15-20

Signature of Notary Public

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