Recorded: 12/15/2017 at 12:54:52.0 PM
Fee Amount: $22.00
Revenue Tax: $195.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 3432
Rev Stamp# 510 DOV# 517

Entered for taxation 15th day
of December A D 2017
Carla K. Becker, Auditor
By K. 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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Aaron A. Kenny and Tara A. Kenny, 104 Oak Court, Manchester, IA 52057

Return Document To: (Name and complete address)
Aaron A. Kenny and Tara A. Kenny, 104 Oak Court, Manchester, IA 52057

Grantors:
Timothy A. Larson
Susan Larson
Brenda Larson

Grantees:
Aaron A. Kenny
Tara A. Kenny

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 $122,500.00 Dollar(s) and other valuable consideration, Timothy A. Larson and Susan Larson, husband and wife; and Brenda Larson, a single person do hereby Convey to Aaron A. Kenny and Tara A. Kenny, 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 Lot Seventeen (17) of the Subdivision of part of the North Half (N½) of the Southeast Quarter (SE¼) and of the South Half (S½) of the Northeast Quarter (NE¼) of Section Twenty-nine (29), Township Eighty-nine (89) North, Range Five (5), West of the Fifth P.M. according to plat recorded in Book A Plats, Page 6, described as commencing at a point 243 feet and 9 inches South of a point on the South line of Clara Avenue 249.15 feet West of the West line of New Street, thence South 149.58 feet, thence West 117.15 feet, thence North 120.33 feet, thence East 62.0 feet, thence Northeasterly 64.0 feet to the point of beginning, except that part deeded to the City of Manchester, Iowa, for roadway purposes and subject to sewer rights.

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 12-12-17

Timothy A. Larson(Grantor)

Susan Larson (Grantor)

Brenda Larson(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Dec 12, 2017, by Timothy A. Larson and Susan Larson

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-19

Signature of Notary Public

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INDIVIDUAL CAPACITY ACKNOWLEDGMENTS

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 12, 2017, by Brenda Larson.

NOTARIAL SEAL IOWA
BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-24-19

Barbara K. Sailer
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____.

_____
Signature of Notary Public