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Colah. Bachel, Auditor
By [illegible], Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

ESCROW WARRANTY DEED JOINT TENANCY

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
GARY L. MICK, 318 S. River Park Dr., Guttenberg, IA 52052-0609, Phone: (563) 252-1733

Taxpayer Information: (name and complete address)
Chad A. and Joni L. Ernst: 800 Main St., Garber, IA 52048

Return Document To: (name and complete address)
Rightway Realty: P.O. Box 818; Guttenberg, Iowa 52052-0818

Grantors:
Eugene E. Alm and Kay Y. Alm

Grantees:
Chad A. Ernst and Joni L. Ernst

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

GARY L. MICK

ESCROW WARRANTY DEED - JOINT TENANCY

For the consideration of ONE Dollar(s) and other valuable consideration, EUGENE E. ALM and KAY Y. ALM, Husband and Wife do hereby Convey to CHAD A. ERNST and JONI L. ERNST, 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 Ten (10) except the South Forty-seven (47.0) feet thereof, and Lot Eleven (11), Block Two (2), Colony Addition to Colesburg, Delaware County, Iowa, according to the Amended and Corrected Plat of Colesburg, Iowa, recorded in Book 1, Plats, Pages 73-86

Transfer Tax: $50.40

This Deed is given in fulfillment of a certain Real Estate Contract recorded as ~~Instrument Number~~ Book 2012 Page 2992.

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: 8/31/12

Eugene E. Alm (Grantor)

Kay Y. Alm (Grantor)

STATE OF IOWA, COUNTY OF Delaware

This instrument was acknowledged before me on 8/31/12, by Eugene E. Alm and Kay Y. Alm, husband and wife.

GARY K WILLMAN
Notarial Seal - Iowa
Commission # 109235
My Commission Expires 10/3/14

, Notary Public