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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 27th day
of February AD 2018
Carla Boehnke, Auditor
By S 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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Jeffrey A. Rave, 804 North Franklin Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Gerald A. Rave
Mary A. Rave

Grantees:
Jeffrey A. Rave

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 $1.00 Dollar(s) and other valuable consideration, Gerald L. Rave and Mary A. Rave, husband and wife do hereby Convey to Jeffrey A. Rave as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: Parcel 2018-09; in the Southwest Quarter of the Northeast Quarter of Section 35, Township 90 North, Range 5, West of the 5th P.M., Delaware County, Iowa according to plat recorded in Book 2018, Page 215 of the records of the Delaware County Recorder subject however, to a life estate to be retained by the said Gerald L. Rave and Mary A. Rave for and during the term of their natural lives. Said life estate to remain until the death of both the said Gerald L. Rave and Mary A. Rave.

Grantors also convey onto the Grantee, his heirs, successors and assigns and all persons lawfully using the same a 24 foot wide easement for ingress and egress running from 150th Street on the North to Parcel 2018-09 as shown on the plat of survey.

This deed is exempt according to Iowa Code 428A.2(11).

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 2-23-18

Gerald L. Rave
Gerald L. Rave(Grantor)

Mary A Rave
Mary A. Rave (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 23, 2018, by Gerald L. Rave and Mary A. Rave, husband and wife.

SARAH R. LEONARD
Commission Number 762480
My Commission Expires
April 6, 2019

Sarah R Leonard
Signature of Notary Public

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