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Carla M. Becker, Auditor
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

(X) **Preparer Information:** (name, address and phone number)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
Ron & Apryl Mortenson, 804 N. Franklin Street, Manchester, Iowa 52057

Return Document To: (name and complete address)
Ron & Apryl Mortenson, 804 N. Franklin Street, Manchester, Iowa 52057

Grantors:
Jeffrey A. Rave

Grantees:
Ronald Mortenson and Apryl Mortenson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of $127,000.00 Dollar(s) and other valuable consideration, Jeffrey A. Rave, a single person do hereby Convey to Ronald Mortenson and Apryl Mortenson as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

> Lot One (1) of Lyman's Lakeview Court, a Subdivision of Lot Thirty (30), Lot Thirty A (30A), Lot One (1) of Thirty-One A (31A), Part of Lot One (1) of Lot Thirty One (31) and land lying West thereof, all in Burrington's Addition to the City of Manchester, Delaware County, Iowa, according to amended plat recorded in Book 3 Plats, Page 162.

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: February 28 2018.

Jeffrey A. Rave (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 28, 2018, by Jeffrey A. Rave, a single person.

Signature of Notary Public

NOTARIAL SEAL IOWA
JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2018