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of March AD 2018
Carla K. Becker, Auditor
By D. Hildebrand Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return Document To: Brian S. Mensen, 111 E. Reed Street, PO Box 76, Red Oak, IA 51566
Preparer Information: Brian S. Mensen, 111 E. Reed Street, PO Box 76, Red Oak, IA 51566, Phone: (712) 623-4844
Address Tax Statement: Craig J. Johannes & Karmen R. Morris, 1113 N. 4th St., Manchester, IA 52057

SAV

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Steven B. Mensen, a single person, does hereby Convey to Craig J. Johannes and Karmen R. Morris, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

> Lot Four (4) of Mensen Subdivision a Subdivision of Parcel 2015-86 being all of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4); All of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4); Part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4); and part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), of Section Fourteen (14), Township Eighty-nine (89) North, Range Six (6), West of the 5th P.M., according to plat recorded in Book 2016, Page 1556, together with easements and servient estates appurtenant thereto and subject to applicable zoning regulations and easements of record.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that he has 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 grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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: March 13, 2018.

Steven B Mensen

Steven B. Mensen (Grantor)

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on March 13, 2018, by Steven B. Mensen.

Signature of Notary Public

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019