THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 | ISBA# 00756

Velda Phillips
4801 Littlefield Ln
Manchester IA
52001

Entered for taxation 20th day
of Apr. 1 A D 2018
Carla K. Becker, Auditor
By P. Hildebrand, Deputy

Book 2018 Page 1035

Document 2018 1035 Type 03 001 Pages 2
Date 4/20/2018 Time 11:42:22AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $55.20
Rev Stamp# 129

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: E. MOWER CARR, ATTY. P.O. BOX 333 MANCHESTER, IA 52057 319-927-4164
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Thirty-Five Thousand and 00/100 ($35,000.00)----- Dollar(s) and other valuable consideration,
Bethel P. Keith, a single person and
Elbridge D. Keith and JoAnn Keith, husband and wife

do hereby Convey to
Ronald J. Phillips and Velda M. Phillips, 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:

The perpetual use of the following described premises as granted to grantors' predecessors in interest by Interstate Power Company by instrument of record in the office of the Recorder of Delaware County, Iowa, in Book 59 on Pages 550 and 551 thereof: Commencing at the Southwest corner of Lot Six (6) of Littlefield's Lake Shore Lots, thence Northwesterly along the Westerly line of said Lot Six (6) a distance of 120 feet, thence Easterly and parallel with the South line of said Lot Six (6), a distance of 30 feet, thence North 135° East a distance of 40 feet, thence Southeasterly and parallel with the Westerly line of said Lot Six (6) to a point 30 feet North of the South line of said Lot Six (6), thence East and parallel with the South line of said Lot Six (6) to the East line of said Lot Six (6), thence South to the Southeast corner of said Lot Six (6), thence West to the Southwest corner of said Lot Six (6), reserving the South 10 feet of said described premises for the common use of grantees and other occupants of said Littlefield's Lake Shore Lots, excluding any portion of the access road situated in the Southeast corner of said Lot Six (6).

(This deed is given in fulfillment of a contract between grantors & grantees herein dated 11-10-89 & filed for record on 12-4-89 in Book 125 LD page 198 Delaware County, Iowa - Exemption No. 1)

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.

STATE OF IOWA,
ss:
LEE COUNTY,

On this 30 day of April, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Elbridge D. Keith and JoAnn Keith

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Shelly Mueller
Shelly Mueller
Notary Public

(This form of acknowledgment for individual grantor(s) only)

Dated: April 15, 1996

Bethel P. Keith (Grantor)

Elbridge D. Keith (Grantor)

JoAnn Keith (Grantor)

(Grantor)

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CALFS Release 3.0 6/94

STATE OF IOWA , DELAWARE COUNTY, ss:

On this 16 day of April , 19 96 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared

Bethel P. Keith

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

E. Michael Carr

Notary Public

STATE OF _____ , _____ COUNTY, ss:

On this _____ day of _____ , 19 _____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared

_____ and _____

to me personally known, who, being by me duly sworn, did say that they are the

_____ and _____

respectively, of said corporation; that (no seal has been procured by the said) corporation; that said (the seal affixed thereto is the seal of said) instrument was signed **(and sealed)** on behalf of said corporation by authority of its Board of Directors; and that the said _____ and _____ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

_____

_____

Notary Public