Recorded: 8/12/2019 at 8:12:40.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $201.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2133

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
Allison M. Heims & Nicholas M. LaRosa, 1110 N 2nd St, Manchester, Iowa 52057

Return Document To: (name and complete address)
Allison M. Heims & Nicholas M. LaRosa, 1110 N 2nd St, Manchester, Iowa 52057

Grantors:
Alice J. Kluesner

Grantees:
Allison M. Heims and Nicholas M. LaRosa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of $10.00 Dollar(s) and other valuable consideration, Alice J. Kluesner, a single person do hereby Convey to Allison M. Heims and Nicholas M. LaRosa as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

> The South sixty four (64.0) feet of the East one-half (E 1/2) of Lot Fifteen (15), and the North twenty two (22) feet of the East one-half (E 1/2) of Lot Sixteen (16), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plat, Page 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.

Dated: August 8, 2019.

Alice J. Kluesner

Alice J. Kluesner (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 8, 2019, by Alice J. Kluesner, a single person.

Barbara K. Sailer

Signature of Notary Public

BARBARA K. SAILER
Commission Number 194506
My Commission Expires
1-26-22