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2019 2209 Type 03 001 Pages 2
Date 8/16/2019 Time 2:30:39PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $235.20
Rev Stamp# 318 DOV# 333

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED - JOINT TENANCY

Return to: F & M Bank, Attn: Traci Worcester, 220 West Main St., Anamosa, IA 52205
Taxpayer: Alex S. and Megan N. Frankfurt, 15673 Highway 136, Onslow, IA 52321
Preparer: Peter C Riley, 4040 1st Avenue NE Cedar Rapids, Iowa 52402, Phone: (319) 363-4040

For the consideration of One Dollar(s) and other valuable consideration, Carole L. Ferguson, a widow and not remarried, a/k/a Carole Lee Ferguson do hereby Convey to Alex S. Frankfurt and Megan N. Frankfurt as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: See attached.

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 August 14, 2019

(Grantor)

Carole L Ferguson
Carole L. Ferguson (Grantor)

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on August 14, 2019, by Carole L. Ferguson.

PETER C. RILEY
Commission Number 778260
My Commission Expires
5-1-22

Peter C Riley
Signature of Notary Public

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An undivided one-half interest in the following described real estate in Delaware County, Iowa.

THAT PART OF LOT SIX (6) OF LITTLEFIELD'S LAKE SHORE LOTS, ACCORDING TO PLAT RECORDED IN BOOK 2 PLATS, PAGE 77, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT FIVE (5) OF SAID LITTLEFIELD'S LAKE SHORE LOTS SUBDIVISION; THENCE N 14°-57' W 120.0' TO THE POINT OF BEGINNING; THENCE N14°-57'W33.3'; THENCE N 70°-48' E 104.5'; THENCE S 22°-12' E 29.0'; THENCE S 60°-54' W 82.0'; THENCE N 89°-6' W 30.0' TO THE POINT OF BEGINNING AND FURTHER THAT PORTION DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT SIX (6), THENCE N 14°-57'W A DISTANCE OF 20.0'; THENCE EASTERLY A DISTANCE OF 84.5' TO A POINT WHICH IS 28.0' NORTH OF THE NORTH LINE OF LOT SIX (6); THENCE SOUTH TO THE NORTH LINE OF LOT SIX (6); THENCE EAST ALONG THE NORTH LINE OF LOT SIX (6) TO A POINT WHICH IS 104.5' FROM THE NORTHWEST CORNER OF LOT SIX (6); ALSO PARCEL "K" A PART OF LOT NO. 6 IN LITTLEFIELD'S LAKE SHORE LOTS IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE ¼ NE ¼) OF SECTION NO. 30, TOWNSHIP 88 NORTH, RANGE NO. 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2001, PAGE 83.