Recorded: 9/3/2019 at 12:56:38.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $455.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2391

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Molly Lynch and Shane Nachtman, 1895 310th Street, Ryan, Iowa 52330

Return Document To: (Name and complete address)
Molly Lynch and Shane Nachtman, 1895 310th Street, Ryan, Iowa 52330

Grantors:
Travis J. Mensen
Meghan L. Mensen

Grantees:
Molly Lynch
Shane Nachtman

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $285,000.00 Dollar(s) and other valuable consideration, Travis J. Mensen and Meghan L. Mensen, husband and wife do hereby Convey to Molly Lynch and Shane Nachtman as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: Parcel 2016-05 Part of the Southeast Quarter (SE¼) of the Southeast Quarter SE¼) of Section Sixteen (16), Township Eighty-Seven North (T87N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 2016, Page 43.

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 8-28-2019

Travis J. Mensen (Grantor)

Meghan L. Mensen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8-28-2019, by Travis J. Mensen and Meghan L. Mensen.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-2020

Signature of Notary Public

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