Recorded: 9/4/2019 at 3:30:12.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $220.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2411

WARRANTY DEED - JOINT TENANCY

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

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

Taxpayer Information: (Name and complete address)
Lucas J. Leonard and Lyndi M. Leonard, 510 East Howard St. Manchester, Iowa 52057

Return Document To: (Name and complete address)
Lucas J. Leonard and Lyndi M. Leonard, 510 East Howard St. Manchester, Iowa 52057

Grantors:
Christopher J. Kane
Janine Kane

Grantees:
Lucas J. Leonard
Lyndi M. Leonard

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 $138,000.00 Dollar(s) and other valuable consideration, Christopher J. Kane and Janine Kane, husband and wife do hereby Convey to Lucas J. Leonard and Lyndi M. Leonard as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: That part of Lot Three Hundred Nine (309) described as commencing at a point ninety nine (99.0) feet East of the Southwest corner of said Lot Three Hundred Nine (309), and running thence East eighty two and one-half (82 1/2) feet, thence North one hundred fifty (150.0) feet, thence West eighty two and one-half (82 1/2) feet, thence South one hundred fifty (150.0) feet to the point of beginning, in Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285.

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 8/8/2019

Christopher J. Kane (Grantor)

Janine Kane (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8-8-2019, by Christopher J. Kane and Janine Kane.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-20

Signature of Notary Public

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