Recorded: 9/6/2019 at 9:51:18.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $359.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2428

Return To: Kevin P. Stout and Marisa E. Stout, 77 310th Street, West Branch, Iowa 52358
Taxpayer: Kevin P. Stout and Marisa E. Stout, 77 310th Street, West Branch, Iowa 52358
Preparer: Steven C. Anderson, 568 Highway 1 W, Iowa City, Iowa 52246, Phone: (319) 351-8600

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Joel R. Janecek and Torri M. Janecek, husband and wife** do hereby Convey to **Kevin P. Stout and Marisa E. Stout as joint tenants with full rights of survivorship and not as tenants in common** the following described real estate in Delaware County, Iowa:

> **Lot Seventy One (71) of Turtle Creek Camp Replat being part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa and part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340, also all lake frontage lying within the linear extensions of the existing boundary lines of said Lot Seventy One (71), running to the water's edge and then at right angles to the middle of Lake Delhi.**

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: September 2, 2019.

Joel R. Janecek (Grantor)

Torri M. Janecek (Grantor)

STATE OF Nebraska, COUNTY OF Lancaster

This record was acknowledged before me on September 2, 2019, by Joel R. Janecek, ~~and Torri M. Janecek, husband and wife.~~

Sara Morris
Signature of Notary Public

State of Nebraska – General Notary
SARA MORRIS
My Commission Expires
September 29, 2022

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 4, 2019, by Torri M. Janecek.

Regina L. Apel
Signature of Notary Public

REGINA L. APEL
Commission Number 801232
My Comm. Exp. 1-18-20