Recorded: 9/26/2019 at 2:23:06.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $143.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2648

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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)
Theodore W. Rave, 1822 Firefly Road, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Theodore W. Rave, 1822 Firefly Road, Manchester, Iowa 52057

Grantors:
Mark M. Klein
Janet I. Klein

Grantees:
Theodore W. Rave

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $90,000.00 Dollar(s) and other valuable consideration, Mark M. Klein and Janet I. Klein, husband and wife do hereby Convey to Theodore W. Rave the following described real estate in Delaware County, Iowa: That part of the South one-half (S½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., and of Lot Seventeen (17) of the Subdivision of part of the North one-half (N½) of the Southeast Quarter (SE¼) and of the South one-half of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6 described as commencing at a point on the West side of New Street one hundred twenty nine and thirty three hundreths (129.33) feet South of where the South line of Clara Avenue intersects said West line of New Street, thence South sixty six (66) feet, thence West one hundred thirty two (132) feet, thence North sixty six (66) feet, thence East to the place of beginning.

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 9-26-2019

Mark M. Klein (Grantor)

Janet I. Klein (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 9-26-2019, by Mark M. Klein and Janet I. Klein.

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

Signature of Notary Public

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