Recorded: 10/25/2019 at 11:47:11.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $183.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3009

# WARRANTY DEED

Return to: Key-Stone Real Estate, PO Box 388, Strawberry Point, IA 52076
Taxpayer: Bryce Van Theemsche, 109 S. Front Street, Greeley, IA 52050
Preparer: John C. Compton, P.C., 116½ W. Mission Street, PO Box 8 Strawberry Point, Iowa 52076, Phone: (563) 933-4334

For the consideration of ---One & no/100--- Dollar(s) and other valuable consideration, Bryan Kraus and Lisa A. Kraus, a/k/a Lisa Ann Kraus f/k/a Lisa A. Fangman f/k/a Lisa Ann Fangman, husband and wife do hereby Convey to Bryce K. Van Theemsche, single the following described real estate in Delaware County, Iowa: That part of Lot Twenty One (21) lying East of the railroad right-of-way, except the North fifty (50.0) feet thereof, and the North one hundred thirty two (132.0) feet of Lot Twenty Two (22), except the North fifty (50.0) feet thereof, and the North forty seven (47.0) feet of that part of Lot Twenty Three (23) that lies East of the railroad right-of-way, all in Block Three (3), Baker's Addition to Greeley, Iowa, according to plat recorded in Book 19, L.D., Page 10, Delaware County, Iowa.

This Deed given in fulfillment of Real Estate Contract dated September 12, 2018 and filed September 17, 2018 at Book 2018 Page 2632 of the records of Delaware County, Iowa. **

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.** Exempt from Declaration of Value and Groundwater Hazard Statement as it is, pursuant to Iowa Code Section 482A.2, given in fullfilment of a real estate contract

Dated on 10-18-19

Bryan Kraus
Bryan Kraus (Grantor)

Lisa A. Kraus
Lisa A. Kraus (Grantor)

STATE OF IOWA, COUNTY OF Clayton

This record was acknowledged before me on 10-18-19, by Bryan Kraus and Lisa A. Kraus, husband and wife.

RANDY WILLIE
Commission Number 123665
My Commission Expires
9-16-20

Randy Willie
Signature of Notary Public

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