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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

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

Preparer Information: (Name, address and phone number)
Daniel L. Seufferlein, 4056 Glass Rd. NE Cedar Rapids, Iowa 52402
Phone: (319) 393-9090

Taxpayer Information: (Name and complete address)
Gerald W. Hansel, Jr. and Charity B. Hansel, 20949 263rd St., Manchester, IA 52057

Return Document To: (Name and complete address)
~~Gerald W. Hansel, Jr. and Charity B. Hansel, 20949 263rd St., Manchester, IA 52057~~
RIVER RIDGE ESCROW CO
4056 GLASS ROAD NE
CEDAR RAPIDS IA 52402

Grantors:
Gary W. Thies
Lana L. Thies

Grantees:
Gerald W. Hansel, Jr.
Charity B. Hansel

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 One Dollar(s) and other valuable consideration, Gary W. Thies and Lana L. Thies, husband and wife do hereby Convey to Gerald W. Hansel, Jr. and Charity B. Hansel as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

See attached Exhibit "A".

Subject to Covenants, Conditions, Restrictions and Easements of record.

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 10/21/19

Gary W. Thies (Grantor)

Lana L. Thies (Grantor)

(Grantor)

(Grantor)

STATE OF Iowa, COUNTY OF LINN

This record was acknowledged before me on October 21 2019, by Gary W. Thies and Lana L. Thies, husband and wife.

NOTARIAL SEAL IOWA

MELISSA A SABIN
Commission Number 225448
My Commission Expires
11-8-26

Signature of Notary Public

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Exhibit "A"

Lot Twenty Five (25) of Turtle Creek Camp Replat being part of the Southwest Quarter (SW1/4), of the Northeast Quarter (NE1/4), part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), and part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) all in Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; also being a part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), 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 running to the middle of the Maquoketa River with regard to said Lot Twenty Five (25); also Lot Seventeen (17) of Boge 2nd Addition Part Of Lot 1 Of The Subdivision Of Part Of The SW1/4 of The NE1/4, Part Of Lot 2 Of The Subdivision Of Part Of The NE1/4 Of The NE1/4 All in Section Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa And Part Of Lot 2 Of The Subdivision Of Part Of The NW1/4 Of The NW1/4 and Part Of Lot 2 Of The Subdivision Of Part Of The SW1/4 Of The NW1/4 All in 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 2001, page 2997.