Recorded: 11/14/2019 at 10:09:13.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $16.23
Combined Fee: $38.23
Revenue Tax: $687.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3220

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
John Mossman, 122 E. 4th Street Vinton, Iowa 52349, Phone: (319) 472-2396

Taxpayer Information: (name and complete address)
Mark & Kathryn Mossman, 5667 24th Avenue Drive, Vinton, IA 52349

Return Document To: (name and complete address)
Mark & Kathryn Mossman, 5667 24th Avenue Drive, Vinton, IA 52349

Grantors:
George E. Anderson
Patricia J. Anderson

Grantees:
Mark Mossman
Kathryn Mossman

Legal Description: See Page 2

Document or instrument number of previously recorded documents: n/a

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, George E. Anderson and Patricia J. Anderson, Husband and Wife do hereby Convey to Mark Mossman and Kathryn Mossman, Husband and Wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

Lot Four (4) of Logan's First Subdivision of Part of the North one-half (N½) of Section Twenty-three (23), Township Eighty-eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 46. Also all right, title, interest, claim and demand of grantor in and to the lake frontage running to the middle of the Maquoketa River bed with respect to said premises, title to which is not warranted by grantor. This conveyance is made subject to the existing flood plain rights and grantees shall not hold grantor or their predecessors in title hereunder liable with regard to the flooding of the property covered and grantees and their successors and assigns shall not change or alter the lake frontage without written permission of the Lake Delhi Recreation Association, Inc. The right to use the present access road is included and this conveyance is subject to the use of said access road by all owners and tenants occupying lots in said subdivision. Subject to all covenants, restrictions and easements of record. All in 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.

Dated: November 8, 2019.

George E. Anderson (Grantor)

Patricia J. Anderson (Grantor)

STATE OF **IOWA**, COUNTY OF Delaware

This record was acknowledged before me on November 8, 2019, by George E. Anderson and Patricia J. Anderson, Husband and Wife.

Susan K Meyer
Signature of Notary Public

