Recorded: 11/27/2019 at 11:30:19.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $660.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3360

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return Document/Tax Statement: Kirk Dean Schatzle and Debra Sue Schoneman, 25936 225th Ave, Delhi, IA 52223

WARRANTY DEED – JOINT TENANCY

For the consideration of One Dollar(s), and other valuable consideration, Justin C. Salow and Kelli Z. Salow, husband and wife, do hereby convey to Kirk Dean Schatzle and Debra Sue Schoneman, 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 Five (5), and the Northerly Twelve and five-tenths (12.5) feet of Lot Four (4) of H.L.C. First Subdivision of part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Nineteen (19), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian, according to Plat recorded in Book 2 Plats, Page 176, except that part described as commencing at the Northeast comer of said Lot Four (4) and running thence South 24° 23' East along the Easterly line of Lot Four (4) a distance of twelve and five-tenths (12.5) feet, thence South 65° 37' West one hundred fifty (150) feet to the West line of said Lot Four (4), thence North 54° 18' 24" East one hundred fifty two and ninety seven one-hundredths (152.97) feet to the Easterly line of Lot Five (5), thence South 24° 23' East along the Easterly line of Lot Four (4) seventeen and one-half (17 1/2) feet to the point of beginning.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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: 11/27/19, 2019.

Justin C. Salow

Kelli Z. Salow

STATE OF IOWA COUNTY OF Linn) ss:

This record was acknowledged before me this 27 day of November, 2019, by Justin C. Salow and Kelli Z. Salow, husband and wife.

Notary Public in and for State of Iowa

NOTARIAL SEAL IOWA

Peg Rahe
Commission Number 730088
My Commission Expires
August 18, 2022