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Date 1/09/2020 Time 9:56:42AM
Rec Amt $7.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

Return to: Cody and Ashley Schmelzer, 408 Jefferson Street, Colesburg, Iowa 52035
Taxpayer: Cody and Ashley Schmelzer, 408 Jefferson Street, Colesburg, Iowa 52035
Preparer: George Davis, 225 1st Avenue East Dyersville, Iowa 52040, Phone: (563) 875-9112

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Dennis Dugan and Cathy K. Dugan, husband and wife do hereby Convey to Cody Schmelzer and Ashley Schmelzer, 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: This deed is exempt according to Iowa Code 428A.2(21). Lots Three (3) and Four (4), Block Three (3), Colesburg, Iowa, according to Corrected and Amended Plat of the Incorporated Town of Colesburg recorded in Book 1 Plats, Pages 73-86

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 1-8-2020

Dennis Dugan (Grantor)

Cathy K. Dugan (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on January 8, 2020, by Dennis Dugan and Cathy K. Dugan, husband and wife.

TERRIE L. ELLEDGE
Commission Number 115688
My Commission Expires
September 15, 2021

Signature of Notary Public

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