Recorded: 1/21/2020 at 1:01:51.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $487.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 184

WARRANTY DEED - JOINT TENANCY

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

Preparer Information: (Name, address and phone number)
George Davis, 225 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Larry D. Bachman and Josephine M. Dowling, 1461 Golden Oaks Parkway, Aurora, Illinois 60506

Return Document To: (Name and complete address)
Larry D. Bachman and Josephine M. Dowling, 1461 Golden Oaks Parkway, Aurora, Illinois 60506

Grantors:
Daniel P. Chapman
Gretchen A. Chapman

Grantees:
Larry D. Bachman
Josephine M. Dowling

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 Ten ($10.00) Dollar(s) and other valuable consideration, Daniel P. Chapman and Gretchen A. Chapman, husband and wife do hereby Convey to Larry D. Bachman and Josephine M. Dowling as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: Lots Four (4) and Five (5) of Logan's Third Subdivision in Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 163, except Parcel L - being a part of Lot 5, Logan's Third Subdivision to Delaware County, Iowa in the SE 1/4 of Section 14-T88N-R5W and part of the NE 1/4 Section 23-T88N-R5W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 110, also except Parcel 2018-40, Part of Lot 5, Logan's Third Subdivision in the NW 1/4 - NE 1/4 all in Section 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 1224, as corrected by Affidavit recorded in Book 2019, Page 3111; also Parcel N - being a part of Lot 3, Logan's Fifth Subdivision to Delaware County, Iowa in the SE 1/4 of Section 14-T88N-R5W and part of the NE 1/4 Section 23-T88N-R5W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 111. All right, title, interest, claim and demand of grantors in and to the lake frontage running to the middle of the Maquoketa River bed with respect to the above real estate, title to which is not warranted by grantors.

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 December 13 2019

Daniel P. Chapman (Grantor)

Gretchen A. Chapman (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DUBUQUE~~ Delaware

This record was acknowledged before me on December 13, 2019, by Daniel P. Chapman and Gretchen A. Chapman, husband and wife.

SUSAN K MEYER
Commission Number 798639
My Commission Expires
8-9-2022

Signature of Notary Public

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