Recorded: 3/24/2020 at 2:18:17.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $543.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 787

WARRANTY DEED - JOINT TENANCY

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

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
James A. Riley and Nicole L. Riley, 16188 188th Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
James A. Riley and Nicole L. Riley, 16188 188th Street, Manchester, Iowa 52057

Grantors:
Daniel D. Kartman
Loraine M. Kartman

Grantees:
James A. Riley
Nicole L. Riley

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 $340,000.00 Dollar(s) and other valuable consideration, Daniel D. Kartman and Loraine M. Kartman, husband and wife do hereby Convey to James A. Riley and Nicole L. Riley, 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 TWENTY -SIX (26) OF PRAIRIE HILL ESTATES, A SUBDIVISION OF PARCEL C AND PARCEL E IN THE SOUTHWEST QUARTER OF SECTION 18, AND PARCEL C IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 89 NORTH, RANGE 5, WEST OF THE 5TH P.M., ACCORDING TO PLAT RECORDED IN BOOK 1999, PAGE 1731.

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 March 20, 2020

Daniel D. Kartman(Grantor)

Loraine M. Kartman (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 20, 2020, by Daniel D. Kartman and Loraine M. Kartman.

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-22

Signature of Notary Public

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