Recorded: 3/25/2020 at 9:55:44.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $223.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 794

PREPARER: Nick Strittmatter 123 East First Street PO Box 229 Monticello,IA 52310 Ph 319-465-3531
TAX INFO: Mitchell and Allison Jensen, 3107 326th Street, Hopkinton, IA 52237
RETURN TO: McDonough Real Estate, 202 W. First Street, Suite 150, Monticello, IA 52310

WARRANTY DEED – JOINT TENANCY

For the consideration of one dollar ($1.00)---------- and other valuable consideration, WILLIAM L. BOHLKEN and JOYCE ANN BOHLKEN a/k/a JOYCE BOHLKEN, husband and wife, do hereby convey to MITCHELL L. JENSEN and ALLISON C. JENSEN, 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:

Lots Seven (7), Eight (8) and Nine (9), and the South thirty-two (32) feet of Lot Four (4), Sherwood & Cummings' Addition to Sand Springs, Iowa, according to plat recorded in Book 1 L.D., Page 300

AND

Lots Ten (10), Eleven (11) and Twelve (12) of Sherwood and Cummings' Addition to Sand Springs, Iowa, according to plat recorded in Book 1 L.D., Pages 300-301.

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: March 19, 2020.

William L. Bohlken
WILLIAM L. BOHLKEN **(Grantor)**

Joyce Ann Bohlken
JOYCE ANN BOHLKEN **(Grantor)**

STATE OF IOWA, COUNTY OF DELAWARE **, §**

On this 19 day of March, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared WILLIAM L. BOHLKEN and JOYCE ANN BOHLKEN, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Michael W McDonough
Notary Public

NOTARIAL SEAL IOWA
MICHAEL W. McDONOUGH
Commission Number 138581
My Commission Expires
February 8, 2022