Book 2020 Page 1296
Document 2020 1296 Type 03.001 Pages 3
Date 5/01/2020 Time 1:59:45PM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $37.60
Rev Stamp# 175
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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)
Levi Gentz, 922 Doctor Street, Manchester, IA 52057

EMV (X)

Return Document To: (Name and complete address)
Levi Gentz, 922 Doctor Street, Manchester, IA 52057

Grantors:
Garey L. Entsminger
Monica Entsminger
Kenneth J. Gentz

Grantees:
Levi Gentz

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of Twenty four thousand and 00/100 ($24,000.00) Dollar(s) and other valuable consideration, Garey L. Entsminger and Monica Entsminger, husband and wife and Kenneth J. Gentz, a single person do hereby Convey to Levi Gentz

the following described real estate in Delaware County, Iowa: Lot One (1), Block Three (3), Shelden & Harris Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Pages 97-98

This deed is given in fulfillment of real estate contract dated October 23, 2017 and filed for record October 24, 2017 in Book 2017, Page 2948

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 April 28, 2020.

Garey L. Entsminger
Garey L. Entsminger (Grantor)

Monica L. Entsminger
Monica Entsminger (Grantor)

Kenneth J. Gentz
Kenneth J. Gentz (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 28, 2020, by Gary L. Entsminger and Monica Entsminger.

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

Signature of Notary Public

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STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 28, 2020, by Kenneth J. Gentz.

Signature of Notary Public

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____.

Signature of Notary Public