Recorded: 5/8/2020 at 2:32:05.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $55.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1374

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)
Kathy Davis, 24 W South Side, Earlville, IA 52041

Return Document To: (Name and complete address)
Kathy Davis, 24 W South Side, Earlville, IA 52041

Grantors:
Owen P. Boge

Grantees:
Kathy A. Davis

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 Thirty five thousand and 00/100 ($35,000.00) Dollar(s) and other valuable consideration, Owen P. Boge, a single person

do hereby Convey to

Kathy A. Davis

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: Lot Seventeen (17) of Earl' s Western Addition to Nottingham, now Earlville, Iowa, according to plat recorded in Book 7 L.D., Page 38, except that part described as commencing at the Northwest corner of said Lot Seventeen (17), and running thence South along the West line of said Lot Seventeen (17) to the middle of the vacated alley abutting said lot on the South, thence East fourteen and five-twelfths (14 5/12) feet, thence North to a point on the North line of said Lot Seventeen (17) that is seven (7) feet East of the point of beginning, thence West to the point of beginning

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 5-2-2020

Owen P. Boge (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 5-2-2020, by Owen P. Boge.

THERESA A. NEUHAUS
Commission Number 759995
My Comm. Exp. 9-11-2021

Signature of Notary Public

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