**Recorded: 6/29/2020 at 8:26:08.0 AM**
**County Recording Fee: $17.00**
**Iowa E-Filing Fee: $3.00**
**Combined Fee: $20.00**
**Revenue Tax: $231.20**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2020 PG: 2115**

# 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)
Kevin L. Koeneke, 1022 North Franklin St. Manchester, IA 52057

**Return Document To:** (Name and complete address)
Kevin L. Koeneke, 1022 North Franklin St. Manchester, IA 52057

**Grantors:**
Daniel G. Kelchen
Patti L. Kelchen

**Grantees:**
Kevin L. Koeneke

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

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# WARRANTY DEED

For the consideration of $145,000.00 Dollar(s) and other valuable consideration, Daniel G. Kelchen and Patti L. Kelchen, husband and wife do hereby Convey to Kevin L. Koeneke the following described real estate in Delaware County, Iowa: The East one hundred seventy four (174) feet of the South one-half (S½) of Lot Thirty (30) except the South two (2) feet thereof, Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

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 6-22-2020.

Daniel G. Kelchen (Grantor)

Patti L. Kelchen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 22, 2020, by Daniel G. Kelchen and Patti L. Kelchen.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-2020

Signature of Notary Public

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