Recorded: 7/8/2020 at 4:10:49.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $276.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2286

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information:
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Harmony Van Nevele and Michael Roe, 109 Keenan Court, Manchester, Iowa 52057

Return Document To:
Harmony Van Nevele and Michael Roe, 109 Keenan Court, Manchester, Iowa 52057

Grantors:
Marcel J. Kielkucki and Sarah M. Kielkucki

Grantees:
Harmony Van Nevele and Michael Roe

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED
JOINT TENANCY

For the consideration of $173,000.00 Dollar(s) and other valuable consideration, Marcel J. Kielkucki and Sarah M. Kielkucki, husband and wife do hereby Convey to Harmony Van Nevele and Michael Roe as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lots Five (5) and Six (6) of FAH Sub-Division of Lot Eleven (11) in Facorah Addition to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 84, except that part of said lots described as commencing at the Northwest corner of said Lot Five (5), and running thence South on the West line of Lot Five (5) to the Southwest corner thereof, thence East on the South line of Lot Five (5) thirty (30.0) feet, thence South on the West line of Lot Six (6) thirty (30.0) feet, thence East eight and eighty five one-hundredths (8.85) feet, thence North to the line between Lots Six (6) and Five (5), thence West to a point thirty (30.0) feet East of the West line of said Lot Five (5), thence North to the North line of Lot Five (5), thence West thirty (30.0) feet 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: 6/25/2020.

Marcel J. Kielkucki, Grantor

Sarah M. Kielkucki, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 25, 2020, by Marcel J. Kielkucki and Sarah M. Kielkucki, husband and wife.

DIANE K. GOERDT
Commission Number 720023
MY COMMISSION EXPIRES
DECEMBER 17, 2020

Signature of Notary Public

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