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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Timothy T. Schloss, 118 West Mission St., P.O. Box 560, Strawberry Point, IA 52076, Phone: (563) 933-2029

Taxpayer Information: (Name and complete address)
Tommy N. Klaus, 2854 115th Street, Colesburg, Iowa 52035

Return Document To: (Name and complete address)
Timothy T. Schloss, 118 West Mission St., P.O. Box 560, Strawberry Point, IA 52076, Phone: (563) 933-2029

Grantors:
Janice E. Klaus

Grantees:
Tommy N. Klaus
Sandra K. Klaus

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 103	Timothy T. Schloss	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of ----- One and 00/00- ----- Dollar(s) and other valuable consideration, Janice E. Klaus, a single person do hereby Convey to Tommy N. Klaus and Sandra K. Klaus, 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:

The West one-half (W 1/2) of the Northeast Quarter (NE 1/4), and the East one-half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Eight (8), Township Ninety (90) North, Range Three (3) West of the Fifth P.M

This Deed is given in fulfillment of a Real Estate Contract dated February 24, 2014 and recorded on February 26, 2014 at ~~Instrument No~~ Book 2014 Page 423 Delaware County, Iowa.

This deed is exempt according to Iowa Code 428A.2(11).

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: 2-26-2014

Janice E. Klaus
Janice E. Klaus (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 26 day of February, 2014, by Janice E. Klaus.

Signature of Notary Public

NOTARIAL SEAL IOWA
KRISTINA GOLDSMITH
COMMISSION NUMBER 726169
My Comm. Exp. 12-29-15

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