**Recorded: 8/13/2020 at 8:19:14.0 AM**
**County Recording Fee: $17.00**
**Iowa E-Filing Fee: $3.00**
**Combined Fee: $20.00**
**Revenue Tax: $217.60**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2020 PG: 2705**

# 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)
Cody J. Schmelzer and Ashley R. Schmelzer, 301 Church Street, Colesburg, IA 52035

**Return Document To:** (Name and complete address)
Cody J. Schmelzer and Ashley R. Schmelzer, 301 Church Street, Colesburg, IA 52035

**Grantors:**
Brooke M. Glawe
Mitchell Glawe

**Grantees:**
Cody J. Schmelzer
Ashley R. Schmelzer

**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 $136,500.00 Dollar(s) and other valuable consideration, Brooke M. Glawe fka Brooke M. Engelken and Mitchell Glawe, wife and husband do hereby Convey to Cody J. Schmelzer and Ashley R. Schmelzer, 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: Lot Seven (7) of Juergen's Subdivision to Colesburg, Iowa, according to plat recorded in Book 2 Plats, Pages 163-164; same being a part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth Principal Meridian.

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 August 4, 2020

Brooke M Glawe
Brooke M. Glawe (Grantor)

Mitchell Glawe (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 4, 2020, by Brooke M. Glawe and Mitchell Glawe.

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

S E C
Signature of Notary Public

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