Recorded: 9/16/2020 at 1:46:26.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $191.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3178

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information:
Kevin M. and Gwen E. Geiss, 712 E Main Street, Manchester, IA 52057

Return Document To:
Kevin M. and Gwen E. Geiss, 712 E Main Street, Manchester, IA 52057

Grantors:
Jean M. Emlet and Jerry L. Emlet

Grantees:
Kevin M. Geiss and Gwen E. Geiss

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
JOINT TENANCY

For the consideration of $120,000.00 Dollar(s) and other valuable consideration, Jean M. Emlet and Jerry L. Emlet, wife and husband do hereby Convey to Kevin M. Geiss and Gwen E. Geiss, 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 Three (3) of the Subdivision of Lots One Hundred Sixteen (116) and One Hundred Seventeen (117), Manchester, Iowa, and Lots One (1) and Two (2), Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 114.

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: September 14 ,2020.

Jean M. Emlet

Jean M. Emlet, Grantor

Jerry L Emlet

Jerry L. Emlet, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on September 14, 2020, by Jean M. Emlet and Jerry L. Emlet, wife and husband.

NOTARIAL SEAL IOWA
BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1.26.22

Barbara K Sailer

Signature of Notary Public

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