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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Exo Fidelity Bank + Trust
P.O. Box 79
Cascade IA 52033

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George Davis, 225 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Brad W. and Amy M. Ludwig, 1101 6th Avenue SE, Cascade, Iowa 52033

Return Document To: (Name and complete address)
Brad W. and Amy M. Ludwig, 1101 6th Avenue SE, Cascade, Iowa 52033

Grantors:
Terrance A. Walen
Kristin K. Meany-Walen

Grantees:
Brad W. Ludwig
Amy M. Ludwig

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 Ten ($10.00) Dollar(s) and other valuable consideration, Terrance A. Walen and Kristin K. Meany-Walen, husband and wife do hereby Convey to Brad W. Ludwig and Amy M. Ludwig, 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 Thirty Four (34) of Turtle Creek Camp Replat being part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE1/4), and part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) all in Section Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; also being part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), and part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340; also all lake frontage running to the water front and then at right angles to the middle of Delhi Lake, in respect to and adjoining said Lot Thirty Four (34)

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 September 16, 2020

Terrance A. Walen (Grantor)

Kristin K. Meany-Walen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on September 16, 2020, by Terrance A. Walen and Kristin K. Meany-Walen, husband and wife.

SUSAN K MEYER
Commission Number 798639
My Commission Expires
8-9-22

Susan K Meyer
Signature of Notary Public

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