Book 2020 Page 3387

Document 2020 3387 Type 03 001 Pages 2
Date 9/29/2020 Time 9:53:10AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $574.40
Rev Stamp# 418 DOV# 409

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
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)
Joseph Kelchen and Susan Kelchen, 1770 255th Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Joseph Kelchen and Susan Kelchen, 1770 255th Street, Manchester, IA 52057

Grantors:
J & J Turnis Farm, L.L.C.

Grantees:
Joseph N. Kelchen and Susan M. Kelchen

Legal description:

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2020
IOWADOCS®

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of $359,291.66 Dollar(s) and other valuable consideration, J & J Turnis Farm, L.L.C., a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Joseph N. Kelchen and Susan M. Kelchen, 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 Northwest Quarter (NW¼) of Section Twenty Eight (28), Township Eighty Eight (88) North, Range FIve (5), West of the Fifth P.M., except the East one (1) rod thereof and except the South one thousand eight hundred forty four and five-tenths (1844.5) feet thereof.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on September 28, 2020.

J & J Turnis Farm, L.L.C., a(n) Limited Liability Company

By James J. Turnis
James J. Turnis, Member

By _____

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 28, 2020, by James J. Turnis as Member of J & J Turnis Farm, L.L.C.

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

Signature of Notary Public

© The Iowa State Bar Association 2020
IowaDocs®