Recorded: 9/30/2020 at 9:34:06.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $620.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3413

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)
Ben C. Jorgensen and Emily A. Lanzel, 9 Brickwood Knoll NE, Iowa City, Iowa 52240

Return Document To: (Name and complete address)
Ben C. Jorgensen and Emily A. Lanzel, 9 Brickwood Knoll NE, Iowa City, Iowa 52240

Grantors:
James L. Ketels
Mary Ketels

Grantees:
Ben C. Jorgensen
Emily A. Lanzel

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, James L. Ketels and Mary Ketels, husband and wife do hereby Convey to Ben C. Jorgensen and Emily A. Lanzel, 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: See attached Addendum

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 28, 2020

James L. Ketels (Grantor)

Mary Ketels (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DUBUQUE~~ Linn

This record was acknowledged before me on August 28, 2020, by James L. Ketels and Mary Ketels, husband and wife.

SUSAN K. MEYER
Commission Number 798639
My Commission Expires
7-9-22

Signature of Notary Public

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ADDENDUM

Lot Ten (10) of Turtle Creek Heights Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 190, also all lake frontage in regard to said Lot Ten (10) running to the middle of Delhi Lake abutting the West line of said Lot Ten (10) and lying between the extension of the North line of said Lot Ten (10) and the extension of the South line of said Lot Ten (10), said extensions being more specifically described as follows: The extension of the South line of said Lot Ten (10) is a line beginning at the Southwest corner of said Lot Ten (10), thence Westerly along the extension of the South line of said Lot Ten (10) to the shoreline, thence continuing in a Northwesterly direction to a point in the line forming the middle of the Maquoketa River, also known as Delhi Lake, wherein the line from the shoreline to the point where it intersects the middle of the Maquoketa River forms a 90° angle with the line forming the middle of the Maquoketa River; the extension of the North line of said Lot Ten (10) is a line beginning at the Northwest corner of said Lot Ten (10), thence Westerly along the extension of the North line of said Lot Ten (10) to the shoreline, thence continuing in a Northwesterly direction to a point in the line forming the middle of the Maquoketa River, also known as Delhi Lake, wherein the line from the shoreline to the point where it intersects the middle of the Maquoketa River forms a 90° angle with the line forming the middle of the Maquoketa River;