Book 2020 Page 3658

Document 2020 3658 Type 03 001 Pages 2
Date 10/16/2020 Time 2:59:49PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $879.20
Rev Stamp# 452 DOV# 445

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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:
Nikolas S. and Kellie A. May, 22192 179th Avenue, Manchester, IA 52057

Return Document To:
Nikolas S. and Kellie A. May, 22192 179th Avenue, Manchester, IA 52057

Grantors:
Karla R. Stephen

Grantees:
Nikolas S. May and Kellie A. May

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
JOINT TENANCY

For the consideration of $1.00 Dollar(s) and other valuable consideration, Karla R. Stephen, a single person does hereby Convey to Nikolas S. May and Kellie A. May, 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 One (1) of Oak Way Extension, a Subdivision of Part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Five (5), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, and Part of the Northwest Quarter (NW¼) of Section Four (4), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 112;
-AND-
Lots Five (5), Six (6) and Seven (7), Block Two (2), in "Oak Way Subdivision" in Milo Township, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 16; also Lots Three (3) and Four (4) of Auditor's Plat No. 3, Part of the East One-Half (E½) of the Northeast Fractional Quarter (NE FR. ¼) of Section Five (5), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 76.

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: Oct 15 ,2020.

Karla R. Stephen

Karla R. Stephen, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on October 15 2020, by Karla R. Stephen, a single person.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

Signature of Notary Public

©The Iowa State Bar Association 2020