Recorded: 11/25/2020 at 1:40:03.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $295.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4376

# WARRANTY DEED JOINT TENANCY
## Recorder's Cover Sheet

**Preparer Information:**
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

**Taxpayer Information:**
Jonathan and Rebecca Gaffney, 19010 171st Ave, Manchester, IA 52057

**Return Document To:**
Jonathan and Rebecca Gaffney, 19010 171st Ave, Manchester, IA 52057

**Grantors:**
Kay Hovey a/k/a Kay Christine Hovey

**Grantees:**
Jonathan James Gaffney and Rebecca Irene Gaffney

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** _____

# WARRANTY DEED
# JOINT TENANCY

For the consideration of $185,000.00 Dollar(s) and other valuable consideration, Kay Hovey a/k/a/ Kay Christine Hovey, a single person do hereby Convey to Jonathan James Gaffney and Rebecca Irene Gaffney, 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:

That part of Lot Two (2), Block Three (3) of Sunset Beach a Subdivision of Parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20, described as commencing at the Northwesterly corner of Lot Nine (9), Block Three (3), of said Subdivision, thence North 22° 10' East eighty five (85.0) feet to the point of beginning, thence North 22° 10' East one hundred sixty seven and two-tenths (167.2) feet, thence South 76° 35' East eighty (80.0) feet, thence South 8° 30' West one hundred seventy five (175.0) feet, thence Westerly one hundred twenty two and six-tenths (122.6) feet to the point of beginning AND Lot Two (2) of Frankenfeld's Replat of Part of Block Three of Sunset Beach Subdivision, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 159

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: 11-24-2020

Christine Mundy as Agent for Kay Christine Hovey, Grantor

Marcia Hawker as Agent for Kay Christine Hovey, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 24, 2020, by Christine Mundy as Agent for Kay Christine Hovey.

TERESA TURNIS
Commission Number 723935
My Comm. Exp. 7-25-2021

Teresa Turnis
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 24, 2020, by Marcia Hawker as Agent for Kay Christine Hovey.

TERESA TURNIS
Commission Number 723935
My Comm. Exp. 7-25-2021

Teresa Turnis
Signature of Notary Public