Book 2021 Page 198

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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)
George Davis, 225 1st Avenue East Dyersville, Iowa 52040

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 Twenty Three (23) of Boge 2nd Addition Part Of Lot 1 Of The Subdivision Of Part Of The SW1/4 Of The NE1/4, Part Of Lot 2 Of The Subdivision Of Part Of The NE1/4 Of The NE1/4 All In Section Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa And Part Of Lot 2 Of The Subdivision Of Part Of The NW ¼ Of The NW1/4 And Part Of Lot 2 Of The Subdivision Of Part Of The SW1/4 Of The NW1/4 All in 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 2001, Page 2997

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 December 24, 2020

Terrance A. Walen (Grantor)

Kristin K. Meany-Walen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 24, 2020, by Terrance A. Walen and Kristin K. Meany-Walen, husband and wife.

DENNIS M. GUERNSEY
COMMISSION NO. 181761
MY COMMISSION EXPIRES
OCTOBER 20, 2023

Signature of Notary Public

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