Book 2021 Page 476
Document 2021 476 Type 03 001 Pages 4
Date 2/04/2021 Time 9:55:23AM
Rec Amt $22.00 Aud Amt $10.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information:
Walter J. Steggall, Jr., 240 Wiley Blvd. SW, Cedar Rapids, IA 52404
Phone: (319) 363-7401

Taxpayer Information:
Shelly M. Taylor-McVay and Joey G. McVay, 3817 Tahoe Lane SE, Cedar Rapids, Iowa 52403

Return Document To:
Walter J. Steggall, Jr., 240 Wiley Blvd. SW, Cedar Rapids, IA 52404

Grantors:
Shelly M. Taylor-McVay and Joey G. McVay

Grantees:
Shelly M. Taylor-McVay and Joey G. McVay

Legal Description: See Page 2

WARRANTY DEED
JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Shelly M. Taylor-McVay, aka Shelly Taylor-McVay, aka Shelly Marie Taylor-McVay, and Joey G. McVay, wife and husband do hereby convey to Shelly M. Taylor-McVay and Joey G. McVay, wife and husband as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in DELAWARE County, Iowa:

This deed is exempt according to Iowa Code 428A.2(11).

SEE EXHIBIT "A" and EXHIBIT "B"

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: 1/29/2021.

Shelly M. Taylor-McVay, Grantor

Joey G. McVay, Grantor

STATE OF IOWA, COUNTY OF LINN, ss:

This record was acknowledged before me on 1/29/21, by Shelly M. Taylor-McVay, aka Shelly Taylor-McVay and Joey G. McVay, wife and husband.

Signature of Notary Public

NOTARIAL SEAL IOWA

WALTER J STEGGALL JR
Commission Number 138306
My Commission Expires
January 09, 2022

©The Iowa State Bar Association 2021
IowaDocs®

EXHIBIT "A"

Lot Four (4) of East Shore Lots in the Northwest corner of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Twenty-Nine (29) and in the Northeast corner of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Thirty (30), Township Eighty-Eight (88) North, Range Four (4) West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 98 ½, subject to easements, covenants and restrictions of record.

And

All lake frontage running to the middle of the Maquoketa River bed with regard to the following described real estate: Lot Four (4) of the East Shore Lots in the Northwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-Nine (29), and in the Northeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty (30), all in Township Eighty-Eight (88) North, Range Four (4) West of the Fifth P. M., as shown by recorded plat.

EXHIBIT "B"

That part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Twenty Nine (29), Township Eighty Eight (88) North, Range Four (4) West of the Fifth P.M. described as commencing at the Northwest corner of said Northwest Quarter (NW¼) of the Southwest Quarter (SW¼), thence East one hundred thirteen and four-tenths (113.4) feet along the North line of said Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) to the point of beginning, thence South 22° 13' West two hundred three and six-tenths (203.6) feet, thence East two hundred forty three (243) feet, thence North one hundred eighty eight and five-tenths (188.5) feet, thence West one hundred sixty six (166) feet along the North line of said Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) to the point of beginning. The North line of said Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) is assumed to bear due East and West