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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:
John W. and Holly J. Burbridge, 101 Hankins Street, Delhi, IA 52223

Return Document To:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors:
Craig Arjes and Janet Arjes

Grantees:
John W. Burbridge and Holly J. Burbridge

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
JOINT TENANCY

For the consideration of $165,000.00 Dollar(s) and other valuable consideration, Craig Arjes and Janet Arjes, husband and wife do hereby Convey to John W. Burbridge and Holly J. Burbridge, 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 Hankins Lakeside Estates First Subdivision of part of the South 21½ acres of the SE¼ of the NE¼, of Section 17, T88N, R4W of the Fifth Principal Meridian, City of Delhi, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 159.

Along with a right of ingress and egress over and across a 66 foot wide portion (measured East to West) of Lot B of the aforesaid Subdivision which is East of and contiguous to Hankins Lakeside Estate Street and Lot 3 of such Subdivision, same to be used as means of accessing First Street in the event legal access to State Highway 38 over and across Hankins Lakeside Estate Street was ever terminated by judicial action or public authority.

This deed is in fulfillment of contract recorded in Book 2010 Page 370.

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: Feb 10, 2021

Craig Arjes, Grantor

Janet Arjes, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Feb 10, 2021, by Craig Arjes and Janet Arjes, husband and wife .

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

Signature of Notary Public

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