Book 2021 Page 683
Document 2021 683 Type 03 001 Pages 4
Date 2/24/2021 Time 3:05:53PM
Rec Amt $32.00* Aud Amt $10.00
Rev Transfer Tax $1,285.60
Rev Stamp# 58
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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Amos C. Christner and Fannie Christner, 2547 220th Avenue, Delhi, IA 52223

Return Document To: (Name and complete address)
Amos C. Christner and Fannie Christner, 2547 220th Avenue, Delhi, IA 52223

Grantors:
Vincent A. Coniglio
Steven R. Crowley

Grantees:
Amos C. Christner
Fannie Christner

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2020
IOWADOCS®

WARRANTY DEED
JOINT TENANCY

For the consideration of $804,000.00 Dollar(s) and other valuable consideration, Vincent A. Coniglio and Patricia Ann Coniglio, husband and wife, and Steven R. Crowley, a single person do hereby Convey to Amos C. Christner and Fannie Christner, 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: See 1 in Addendum

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 February 19, 2021

Vincent A. Coniglio (Grantor)

Steven R. Crowley (Grantor)

Patricia Ann Coniglio (Grantor)

(Grantor)

STATE OF North Carolina, COUNTY OF Moore

This record was acknowledged before me on February 19, 2021, by Vincent A. Coniglio and Patricia Ann Coniglio.

REBECCA C. BARKER
NOTARY PUBLIC
Harnett County
North Carolina
My Commission Expires 3/24/2024

Signature of Notary Public

© The Iowa State Bar Association 2020
IowaDocs®

Addendum

1. The Southeast Quarter (SE¼) of the Northeast Quarter (NE¼); all that part of the South fifty eight (58) rods of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) lying East of the public highway; the East one-half (E½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼); and the East one-half (E½) of the Southeast Quarter (SE¼) of Section Twenty-Five (25), except that portion included in Sands Subdivision Part Of The SE 1/4 Of The SE 1/4 Of Sec. 25 & Part Of The NE 1/4 Of The NE 1/4 Of Sec. 36 All In T88N, R5W Of The Fifth P.M., & Part Of The SW 1/4 Of The SW 1/4 Of Sec. 30, T88N, R4W Of The Fifth P.M., All in Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 107; all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., except that part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of said Section Twenty Five (25) described as commencing at the Northeast corner thereof, thence South 84° 10' West four hundred eighty (480) feet, thence South 80° 22' West three hundred thirty (330) feet, thence South 89° 45' West five hundred thirty (530) feet, more or less, to a point on the West line of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), thence North 0° 00' and along the West line of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) one hundred twenty (120) feet, more or less, to a point which is the Northwest corner of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), thence North 90° 00' East along the North line of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) one thousand three hundred thirty one and two-tenths (1331.2) feet, more or less, to the point of beginning, and also except Parcel L Of The Southeast Quarter (SE1/4) Of The Northeast Quarter (NE1/4), 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 8 Plats, Page 88; also Lots One (1) and Two (2) of Sands Subdivision Part Of The SE 1/4 Of The SE 1/4 Of Sec. 25 & Part Of The NE 1/4 Of The NE 1/4 Of Sec. 36 All In T88N, R5W Of The Fifth P.M., & Part Of The SW 1/4 Of The SW 1/4 Of Sec. 30, T88N, R4W Of The Fifth P.M., All In Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 107.

This deed is given in fulfillment of real estate contract filed for record December 10, 2015 in Book 2015, Page 3322.

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 19, 2021, by Steven R. Crowley.

Susan K Meyer
Signature of Notary Public

