Recorded: 3/16/2021 at 1:16:25.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $292.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 940

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)
Timothy and Debra Rudd, 106 Oak Ct. Manchester, Iowa 52057

Return Document To: (Name and complete address)
Timothy and Debra Rudd, 106 Oak Ct. Manchester, Iowa 52057

Grantors:
Jacob W. Gritzner

Grantees:
Timothy Rudd
Debra Rudd

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 $183,000.00 Dollar(s) and other valuable consideration, Jacob W. Gritzner, a single person do hereby Convey to Timothy Rudd and Debra Rudd, 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 Seventeen (17) of the Subdivision of a part of the North one-half (N½) of the Southeast Quarter (SE¼) and the South one-half (S½) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, and part of the South one-half (S½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point one hundred thirty two (132.0) feet West and one hundred eighty nine (189.0) feet South of the intersection of the South line of Clara Avenue with the West line of New Street in Manchester, Iowa, and running thence South ninety four (94.0) feet, thence West one hundred seventeen and fifteen one-hundredth (117.15) feet, thence North ninety four (94.0) feet, thence East one hundred seventeen and fifteen one-hundredths (117.15) feet to the point of beginning, except street

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 3-14-2021

Jacob W. Gritzner (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 3-14-2021, by Jacob W. Gritzner.

Teresa Turnis
Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-2021

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