Book 2021 Page 1020
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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)
Nicholas D. and Kenley M. Hunter, 101 3rd Street, Hopkinton, Iowa 52237

Return Document To: (Name and complete address)
Nicholas D. and Kenley M. Hunter, 101 3rd Street, Hopkinton, Iowa 52237

Grantors:
Matthew S. Kraus
Molly K. Kraus

Grantees:
Nicholas D. Hunter
Kenley M. Hunter

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, Matthew M. Kraus and Molly K. Kraus, husband and wife do hereby Convey to Nicholas D. Hunter and Kenley M. Hunter, 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 (20), Block Four (4), Carter's Third Addition to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 104

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 March 19, 2021

Matthew S. Kraus (Grantor)

Molly K. Kraus (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DUBUQUE~~ Delaware

This record was acknowledged before me on March 19, 2021, by Matthew S. Kraus and Molly K. Kraus, husband and wife.

NOTARIAL SEAL IOWA
SUSAN K MEYER
Commission Number 798639
My Commission Expires
8-9-22

Signature of Notary Public

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