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Document 2021 1232 Type 03 001 Pages 2
Date 4/06/2021 Time 10:27:55AM
Rec Amt $12.00 Aud Amt $5.00

DOV# 117

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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)
Travis Kruse, 132 Hubbard Street, Colesburg, Iowa 52035

Return Document To: (Name and complete address)
Travis Kruse, 132 Hubbard Street, Colesburg, Iowa 52035

Grantors:
Allen M. Kruse
Wendy S. Kruse

Grantees:
Travis Kruse

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Allen M. Kruse and Wendy S. Kruse, husband and wife do hereby Convey to Travis Kruse the following described real estate in Delaware County, Iowa: That part of the South one-half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth Principal Meridian described as commencing at a point two hundred forty two and three-tenths (242.3) feet East of the Southeast corner of Lot One (1) McNamees South Addition to the Town of Colesburg, Iowa, running thence East one hundred twenty nine (129.0) feet, thence North one hundred fifty six and six-tenths (156.6) feet, thence West one hundred twenty nine (129.0) feet, thence South one hundred fifty six and six-tenths (156.6) feet to the point of beginning

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 03-30-2021.

Allen M. Kruse (Grantor)

Wendy S. Kruse (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 30, 2021, by Allen M. Kruse and Wendy S. Kruse, husband and wife.

KELLY STANER
Commission Number 807225
My Commission Exp. 10-27-23

Signature of Notary Public

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