Recorded: 7/13/2021 at 10:20:27.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $186.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2515

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Timothy T. Schloss, 118 West Mission Street, Strawberry Point, IA 52076, Phone: 563-933-2029

Taxpayer Information: Sara L. Hadacek ~~Hadachek~~ and Ryan P. Juran, 412 New Street, Colesburg, IA 52035

Return Document To: Sara L. Hadacek ~~Hadachek~~ and Ryan P. Juran, 412 New Street, Colesburg, IA 52035

Grantors: Janice Eileen Klaus

Grantees: Sara L. Hadacek ~~Hadachek~~ and Ryan P. Juran

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Janice Eileen Klaus, by Tommy N. Klaus, POA, does hereby Convey to Sara L. ~~Hadachek~~ Hadacek and Ryan P. Juran, joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Eleven (11), except the South fifteen (15.0) feet thereof, of the Subdivision of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Four (4), Township Ninety (90) North, Range Three (3) West of the Fifth P.M., according to the Amended and Corrected Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73 to 86.

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: July 12, 2021.

Janice Eileen Klaus by: Tommy N Klaus POA
Janice Eileen Klaus by Tommy N. Klaus, POA
Grantor

STATE OF IOWA, Delaware COUNTY:

On this 12 day of July, 2021, before me, personally appeared Tommy N. Klaus, P.O.A. to me known to be the person who executed the forgoing instrument on behalf of Janice Eileen Klaus and acknowledged that that person executed the same as the voluntary act and deed of said Janice Eileen Klaus.

CASSANDRA R. RIES
Commission Number 817250
My Commission Exp. 10/9/2023

Cassandra R. Ries
Notary Public

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