

Recorded: 1/30/2015 at 1:45:19.0 PM  
Fee Amount: \$17.00  
Revenue Tax: \$103.20  
Delaware County, Iowa  
DEBORAH PEYTON, RECORDER  
BK: 2015 PG: 280  
Rev. Stamp# 39 DOV# 39

Entered for taxation 2nd day  
of February A D 2015  
Carla H. Barker Auditor  
By D. H. Heland Deputy



**WARRANTY DEED**  
**(Joint Tenancy)**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #103  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

David C. Tracey, 105 N. Franklin St., P.O. Box 279, Manchester, IA 52057, Phone: (563) 927-4925

**Taxpayer Information:** (Name and complete address)

Eric A. Kraft and Sarah M. Kraft, 1620 - 255th Street, Manchester, Iowa 52057

**Return Document To:** (Name and complete address)

Eric A. Kraft and Sarah M. Kraft, 1620 - 255th Street, Manchester, Iowa 52057

**Grantors:**

Gary J. Hosek

**Grantees:**

Eric A. Kraft  
Sarah M. Kraft

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED - JOINT TENANCY

For the consideration of 65,000.00 -- Dollar(s) and other valuable consideration,  
Gary J. Hosek, a single person,

do hereby Convey to  
Eric A. Kraft and Sarah M. Kraft, 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:

The North eighty (80.0) feet of the West fifty (50.0) feet of Lot Thirty Five (35), and North eighty  
(80.0) feet of the East fifty (50.0) feet of Lot Thirty Six (36), of Ballard's Subdivision of part of Lot "I"  
and of Lots "M" and "N" of Iowa Land Company's Subdivision of part of Manchester, Iowa, according  
to plat recorded in Book 1 Plats, Page 120;

[including easement for use as a driveway over 16 feet to the West and East of the above described real  
estate].

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: January 7, 2015

Gary J. Hosek  
Gary J. Hosek

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 29<sup>th</sup> day of January, 2015, by  
Gary J. Hosek, a single person.

Patricia Coleman  
Signature of Notary Public

