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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 3rd day
of February A D 2015
Carol K. Beecher Auditor
By P. Hildebrand Deputy



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Thomas J. Hanson, 401 E Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)

Kevin M. Ries, 1835 310th Street, Ryan, IA 52330

Return Document To: (Name and complete address)

☒ Kevin M. Ries, 1835 310th Street, Ryan, IA 52330

Grantors:

Randy Shover
Mary Jo Shover

Grantees:

Kevin M. Ries
Colleen A. Ries

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00 Dollar(s) and other valuable consideration,
Randy Shover and Mary Jo Shover, husband and wife
Kevin M. Ries and Colleen A. Ries, husband and wife do hereby Convey to

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lots 19 and 20 of Windy Hollow, a Subdivision of part of the NE $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ of Section 4, Township 88 North, R5W of the 5th P.M., Delaware County, Iowa according to plat recorded in Book 2000, Page 1238 subject to Water Association Agreement and subject to Protective Covenants, Conditions, Restrictions, Reservations and Easements of record.

This deed is given in fulfillment of a recorded Real Estate Contract between the parties filed October 15, 2012 in Book 2012, Page 3499. Exemption 1 applies.

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: 1/29/15

Randy Shover

Randy Shover (Grantor)

Mary Jo Shover

Mary Jo Shover (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA COUNTY OF Delaware

This record was acknowledged before me this 29th day of January, 2015, by
Randy Shover and Mary Jo Shover, husband and wife

Sarah R. Leonard
Signature of Notary Public

