



Book 2015 Page 531

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DEBORAH L PEYTON, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Entered for taxation 6th day  
of March A D 2015  
Carol A. Raithel 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)

Duane A. and Tina M. Elgin, 2289 - 210th Street, Manchester, IA 52057

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

☒ Duane A. and Tina M. Elgin, 2289 - 210th Street, Manchester, IA 52057

**Grantors:**

Carol A. Raithel  
fka Carol Ann Sellner

**Grantees:**

Duane A. Elgin  
Tina M. Elgin

**Legal description:** See Page 2

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



## WARRANTY DEED - JOINT TENANCY

For the consideration of \$50,980.00 Dollar(s) and other valuable consideration,  
Carol A. Raithel f/k/a Carol Ann Sellner, a single person

Duane A. Elgin and Tina M. Elgin, 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:

See attached legal description.

This deed is given in fulfillment of a recorded Real Estate Contract between the parties filed in Book  
2005, Page 4222 of the records of the Delaware County Recorder. 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: March 4, 2015

x Carol A. Raithel

Carol A. Raithel

(Grantor)

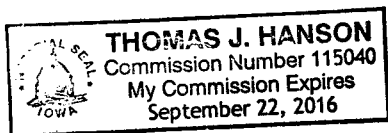
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 4 day of March, 2015, by  
Carol A. Raithel, a single person



[Signature]  
Signature of Notary Public

**Legal Description**  
**Raithel - Elgin**

That part of the Northwest quarter of the Southwest quarter of Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., described as commencing at the Southwest corner of Northwest quarter of Southwest quarter of said Section Thirty Six (36) and running North to the Northwest corner of said Northwest quarter of Southwest quarter of said Section Thirty Six (36) and running thence East about thirty five (35) rods to a point nine (9) rods West of Southwest corner of Lot Five (5), Block Twenty Four (24), in said town of Earlville, Iowa, thence South 26 rods, thence South 61° East forty three (43) rods one (1) link, thence North twenty six (26) rods, thence East eight (8) rods to East line of said forty, thence South to Southeast corner of said forty, thence West to place of beginning, except that portion lying West of the Earlville and Plum Creek Road and except Lot One (1) of the Northwest quarter of the Southwest quarter of Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M. in Delaware County, Iowa, as recorded in Book 2 of Plats on Page 24 of the records of Delaware County, Iowa,; except Lot 2 of the Subdivision recorded in Book 5, Page 155 of the records of the Delaware County Recorder.

Title is given subject to an easement in favor of Grantor, her heirs, successors and assigns, for a septic drainage field located on the herein described premises and adjacent to the following described real estate:

Lot 26 of the Subdivision of Lot 1 of Timbergate Subdivision part of the S ½ SW ¼ and W ½ SE ¼ 36-89-4 according to plat recorded in Book 4, Plats, Page 39 of the records of the Delaware County Recorder.

Said easement shall include the right to enter onto the premises for the purpose of inspection of the septic drainage field and to make repairs as necessary.