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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$7.20

Rev Stamp# 305 DOV# 329

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 2nd day
of August A D 2018
By Carl H. Becker Auditor
P. Hildebrand Deputy

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

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

Taxpayer Information: (name and complete address)

Chad and Heather Ries, 1331 Hwy 13, Manchester, IA 52057

Return Document To: (name and complete address)

Chad and Heather Ries, 1331 Hwy 13, Manchester, IA 52057

Grantors:

Thomas L. Engelken and Cherrie L. Engelken

Grantees:

Chad Ries and Heather Ries

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

cup
Chad Ries
110 E. Adams St
Delaware IA 52036

WARRANTY DEED - JOINT TENANCY

For the consideration of \$5,000.00 Dollar(s) and other valuable consideration, Thomas L. Engelken and Cherrie L. Engelken, husband and wife do hereby Convey to Chad Ries and Heather Ries, 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:

Parcel 2017-28 Part Of The Southwest Quarter (SW 1/4) Of The Southwest Quarter (SW 1/4) of Section Twenty-Six (26), Township Eighty-Nine North (T89N), Range Four (4) West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, subject to 20 foot wide access and utility easement retained by grantors for the benefit of grantors, their heirs, successor and assigns according to plat recorded in Book 2017, Page 1118.

In the event Grantor sells the adjoining 75.57 acres, or a portion of which that includes the adjoining building site to the northeast of the parcel conveyed herein, Grantee shall have the option to purchase said building site. The purchase price shall be determined by an appraiser mutually agreed upon between the parties. The appraisal fee and any survey cost shall be split between the parties.

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: August 1, 2018.

Thomas L. Engelken

Thomas L. Engelken (Grantor)

Cherrie L. Engelken

Cherrie L. Engelken (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 1, 2018, by Thomas L. Engelken and Cherrie L. Engelken, husband and wife.

Jane E. Hanson
Signature of Notary Public

