

Recorded: 8/2/2018 at 3:42:24.0 PM
Fee Amount: \$17.00
Revenue Tax: \$455.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 2188
Rev Stamp #312 DOV# 336

Entered for taxation 3rd day
of August A D 2018
By Gulch Borker, Auditor
By P. Hildebrand, Deputy

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

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

Taxpayer Information: (name and complete address)

Benjamin W. and Delores A. Kent, 17120 185th Street, Manchester, IA 52057

Return Document To: (name and complete address)

Benjamin W. and Delores A. Kent, 17120 185th Street, Manchester, IA 52057

Grantors:

Luke J. Ogden and Tracey M. Ogden

Grantees:

Benjamin W. Kent and Delores A. Kent

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of \$285,000.00 Dollar(s) and other valuable consideration, Luke J. Ogden and Tracey M. Ogden, husband and wife do hereby Convey to Benjamin W. Kent and Delores A. Kent, 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:

Lot Four (4) of Fawn Trail being a subdivision of Parcel "C" in Section 17 and Parcel "G" in Section 18; all in Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1694.

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.

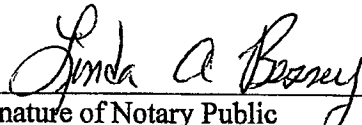
Dated: 8/1/18


Luke J. Ogden (Grantor)


Tracey M. Ogden (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8-1-18, by Luke J. Ogden and Tracey M. Ogden, husband and wife.


Signature of Notary Public

