

Recorded: 12/4/2018 at 3:58:24.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$173.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 3446

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)

Timothy J. and Sherilyn Cook, 103 Oak Ct, Manchester, Iowa 52057

Return Document To: (name and complete address)

Timothy J. and Sherilyn Cook, 103 Oak Ct, Manchester, Iowa 52057

Grantors:

Mike A. Kopish and Jessica Collura

Grantees:

Timothy J. Cook and Sherilyn Cook

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of \$108,800.00 Dollar(s) and other valuable consideration, Mike A. Kopish and Jessica Collura, husband and wife do hereby Convey to Timothy J. Cook and Sherilyn Cook, 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:

That part of the South one half of the South East Quarter of North East quarter of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., and of Lot Seventeen (17) of Subdivision of part of North one half of South East Quarter and of South one half of North East quarter of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5) West of the Fifth P.M., described as commencing at a point two hundred forty three (243) feet and nine (9) inches South of a point on the South line of Clara Avenue two hundred forty nine and fifteen one hundredths (249.15) feet West of the West line of New Street, thence North from said point of beginning a distance of fifty four (54) feet nine (9) inches, thence West one hundred seventeen and fifteen one hundredths (117.15) feet, thence South eighty four (84) feet, thence East sixty two (62) feet, thence Northeasterly sixty four (64) feet to point of beginning, except that part deeded to City of Manchester, Iowa, for roadway as described in deed recorded in Book 76, Page 257&c, in the office of the Recorder of Delaware County, Iowa.

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.

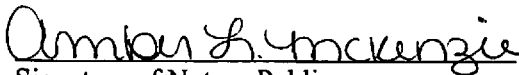
Dated: 11/27/2018

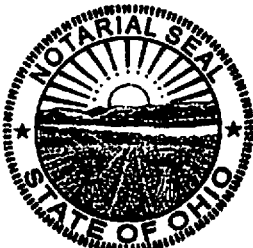

Mike A. Kopish (Grantor)


Jessica Collura (Grantor)

~~STATE OF IOWA~~ ^{OHIO} COUNTY OF Athens, Ohio

This record was acknowledged before me on November 27th, 2018, by Mike A. Kopish and Jessica Collura, husband and wife.


Signature of Notary Public



AMBER L. MCKENZIE
Notary Public, State of Ohio
My Commission Expires 8-7-2021
Commission Recorded in Athens County