

Recorded: 12/31/2018 at 12:26:02.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$446.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 3659

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)

Wayne D. and Cynthia D. Birkenholz, 1636 Firefly Rd, Manchester, Iowa 52057

Return Document To: (name and complete address)

Wayne D. and Cynthia D. Birkenholz, 1636 Firefly Rd, Manchester, Iowa 52057

Grantors:

Gregory D. Lee and Alice L. Lee

Grantees:

Wayne D. Birkenholz and Cynthia D. Birkenholz

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of \$279,500.00 Dollar(s) and other valuable consideration, Gregory D. Lee and Alice L. Lee, husband and wife do hereby Convey to Wayne D. Birkenholz and Cynthia D. Birkenholz as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lots Three (3) and Four (4) of Kelley Subdivision Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) Section 1, Township Eighty-Nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 55.

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: 12-26-18.

Gregory D. Lee
Gregory D. Lee (Grantor)

Alice L. Lee
Alice L. Lee (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12-26-18, by Gregory D. Lee.



Teresa Turnis
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12-26-18, by Alice L. Lee.



Teresa Turnis
Signature of Notary Public