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Date 1/15/2019 Time 3:26:23PM

Rec Amt \$17.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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 R. and Kara Ogden, 105 Oak Court, Manchester, IA 52057

Return Document To: (name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Jeff L. Ogden and Diane Ogden

Grantees:
Benjamin R. Ogden and Kara Ogden

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Jeff L. Ogden and Diane Ogden, husband and wife do hereby Convey to Benjamin R. Ogden and Kara Ogden, 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 Two (2) of River Pointe Third Subdivision - Final Plat A Sub. Of Lot 6 & Part Of Lot 2 Of The Sub. Of Part Of The W $\frac{1}{2}$ -NE $\frac{1}{4}$ & W $\frac{1}{2}$ -SE $\frac{1}{4}$, Sec. 5, And Lots 7, 8 & 9 Of The Sub. Of The E $\frac{1}{2}$, Sec. 5, And Part Of The North 99 $\frac{1}{2}$ Rods Of The SE $\frac{1}{4}$, Sec. 5, And Part Of The SE $\frac{1}{4}$ -NE $\frac{1}{4}$, Sec. 5, All In T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 2144; Also Lot One (1) Of River Pointe Fourth Subdivision A Subdivision Of Lot A Of River Pointe Third Subdivision Section 5, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in 2015, Page 2823.

Grantors retain for and on behalf of themselves, their heirs, successors and assigns an easement for ingress and egress over and across a 30 foot strip along the southeasterly boundary of the above described Lot 2, so as to provide access to real estate owned by Grantors. Grantees shall be prohibited from building or placement of any permanent structures over and across said 30 feet strip. This easement shall run with the land.

Title is transferred subject to all provisions and restrictive covenants as stated in the Real Estate Contract - Short Form wherein Ronald D. Gienapp and Diane L Gienapp are Grantors and Jeff L. Ogden and Diane Ogden are Grantees recorded on November 16, 2015 in Book 2015, Page 3111 of the records of the Delaware County Recorder.

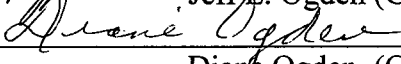
This deed is exempt according to Iowa Code 428A.2(21).

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: 1-15-2019.

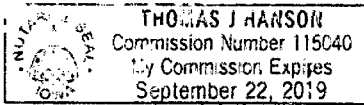


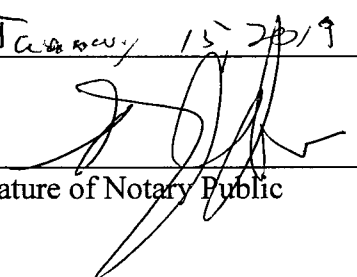
Jeff L. Ogden (Grantor)


Diane Ogden (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 15, 2019, by Jeff
L. Ogden and Diane Ogden, husband and wife.





Signature of Notary Public