

Recorded: 2/8/2019 at 2:46:20.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$247.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 281

Preparer: Chad W. Newhouse, 576 Boyson Road NE, Suite 102, Cedar Rapids, IA 52402, (319) 373-8150
Return to/Taxpayer: Andrew Baerg and Ashley L. Tuecke, 700 Sunset Dr, Ryan, IA 52330

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,

Brock Mosher, a single person _____, hereby convey(s) to

Andrew Baerg and Ashley L. Tuecke _____, as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate
in _____ Delaware _____ County, Iowa:

See Addendum 1.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

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.

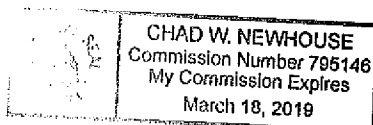
Dated: January 4, 2019

Brock Mosher (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF _____ Delaware _____

This record was acknowledged before me this 4 day of January, 2019,
by _____ Brock Mosher, a single person _____



Signature of Notary Public

ADDENDUM 1.

Lot Seven (7), Block Two (2), of Sunset Acres Subdivision to Ryan, Iowa, according to plat recorded in Book 2 Plats, Page 81; being also described as that part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M. described as commencing at a point thirty three (33.0) feet South and four hundred thirty five and one-half (435 1/2) feet West of the center of the West end of Union Street in Ryan, Iowa, and running thence West seventy eight and one-half (78 1/2) feet, thence South one hundred twelve (112.0) feet, thence East seventy eight and one-half (78 1/2) feet, thence North one hundred twelve (112.0) feet to the point of beginning.