



Book 2019 Page 937

2019 937 Type 03 001 Pages 1
Date 4/29/2019 Time 11:36:23AM
Rec Amt \$7.00 Aud Amt \$10.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARER: Nick Strittmatter 123 East First Street PO Box 229 Monticello, IA 52310 Ph 319-465-3531
TAX INFO: John and Joanne Timm, 2303 Jones-Delaware Road, Monticello, Iowa 52310
RETURN TO: PREPARER

WARRANTY DEED - JOINT TENANCY

For the consideration of one dollar (\$1.00)----- and other valuable consideration, FLORENCE JEAN PRULL, a single person and unremarried widow of JOHN E. PRULL, deceased, does hereby convey to JOHN D. TIMM and JOANNE F. TIMM, 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:

The NW 1/4 NW 1/4 of Section 35 and the E 1/4 NE 1/4 of Section 34, all in Township 87 North, Range 3, West of the 5th P.M.

(This Deed is given in PARTIAL FULFILLMENT of the Real Estate Contract between the parties for sale of the above-described property and other adjacent lands, dated March 1, 2001 and recorded March 7, 2001 in Book 2001, Page 728 and where said Contract was modified by Amendment to Real Estate Contract dated January 26, 2017 and recorded February 1, 2017 in Book 2017, Page 341, all in the records of the Delaware County Recorder office. 48.5% of the sale price has been paid to date and therefore \$271.21 Iowa Transfer Tax is due upon filing this Deed.)

Grantors do hereby covenant with grantees, and successors-in-interest, that grantors hold the real estate by title in fee simple; that grantors 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.

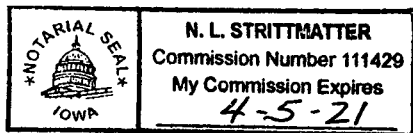
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

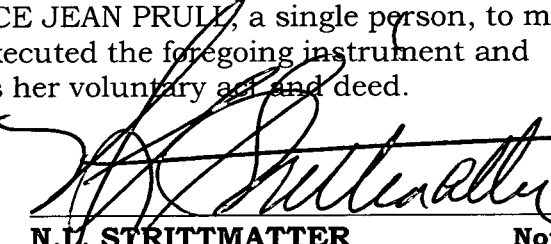
Dated: April 26, 2019.


FLORENCE JEAN PRULL (Grantor)

STATE OF IOWA, COUNTY OF JONES, S

On this 26th day of April, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared FLORENCE JEAN PRULL, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.




N.L. STRITTMATTER Notary Public