

Recorded: 5/20/2019 at 8:44:46.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$287.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 1119

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return Document/Address Tax Statement: Crystal A. Hanzelka, 24869 208th Avenue, Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, David Hanzelka and Carolyn A. Hanzelka, do hereby convey to Crystal A. Hanzelka, the following described real estate in Delaware County, Iowa:

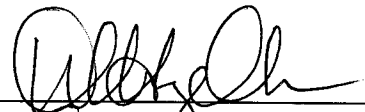
LOT FOUR (4) AND THE NORTHERLY ONE-HALF (N $\frac{1}{2}$) OF LOT FIVE (5) OF PETLON'S RIVER SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FIVE (5), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 6 PLATS, PAGE 43, ALSO ALL LAKE FRONTAGE RUNNING TO THE WATER FRONT AND THEN AT RIGHT ANGLES TO THE MIDDLE OF LAKE DELHI WITH RESPECT TO SAID LOT FOUR (4) AND THE NORTHERLY ONE-HALF (N $\frac{1}{2}$) OF LOT FIVE (5).

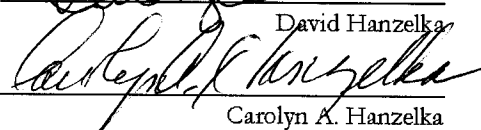
The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

Grantors do hereby covenant with grantee, 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: 5/1, 2019.



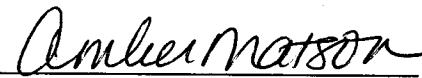
David Hanzelka


Carolyn A. Hanzelka

STATE OF IOWA COUNTY OF Linn ss:

This record was acknowledged before me this 18th day of May, 2019, by David Hanzelka and Carolyn A. Hanzelka.





Notary Public in and for State of Iowa