

Gene Hansen



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Date 5/24/2019 Time 11:12:33AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 166 DOV# 177

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)

Mitchell John Peyton and Angela Marie Peyton, 800 Ridgewood Drive, Manchester, Iowa 52057

Return Document To: (Name and complete address)

Mitchell John Peyton and Angela Marie Peyton, 800 Ridgewood Drive, Manchester, Iowa 52057

Grantors:

James J. Turnis

Grantees:

Mitchell John Peyton

Angela Marie Peyton

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of \$150,000.00 Dollar(s) and other valuable consideration, James J. Turnis, a single person

do hereby Convey to
Mitchell John Peyton and Angela Marie Peyton, 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: That part of the Northwest Quarter (NW ¼) of the Southwest fractional Quarter (SW frl. ¼) of Section Eighteen (18), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at a point South 87° 54' East seventy two and four-tenths (72.4) feet from the Northwest corner of said Northwest Quarter (NW ¼) of the Southwest fractional Quarter (SW frl. ¼), running thence South 87° 54' East four hundred forty and eight-tenths (440.8) feet, thence South 1° 58' West five hundred forty three and four-tenths (543.4) feet, thence North 87° 54' West three hundred eighty and twenty two one-hundredths (380.22) feet, thence North 8° 55' West three hundred eighty and thirty three one-hundredths (380.33) feet, thence North 0° 8' 30" East one hundred sixty seven and six-tenths (167.6) feet to the point of beginning

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 on 5-24-2019

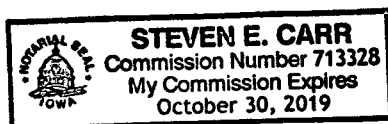
James J. Turnis
James J. Turnis (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me on May 24, 2019, by James J. Turnis



SE L
Signature of Notary Public