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Citizens State BK
1218 West Main St.
Manchester, IA 52057



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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)

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

Taxpayer Information: (Name and complete address)

Justin & Paige Wenger, 1107 310th Street, Ryan, Iowa 52330

Return Document To: (Name and complete address)

Justin & Paige Wenger, 1107 310th Street, Ryan, Iowa 52330

Grantors:

Marcus E. Schlueter
Joyce M. Schlueter

Grantees:

Justin M. Wenger
Paige Wenger

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Twenty thousand and 00/100 (\$20,000.00) Dollar(s) and other valuable consideration, Marcus E. Schlueter and Joyce M. Schlueter, husband and wife

Justin M. Wenger and Paige Wenger do hereby Convey to

Justin M. Wenger and Paige Wenger as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: Parcel A in the SE $\frac{1}{4}$ of Section 8, Township 87 North, Range 6 West of the 5th P.M. Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 128.

This deed also grants onto the Buyers a right of first refusal to purchase the adjoining real estate described herein in the event of sale by Sellers. Said adjoining real estate described as follows: The East one-half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of 8-87-6 except Parcel A; and the West one-half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of 9-87-6.

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 May 15, 2019

Marcus E. Schlueter
Marcus E. Schlueter (Grantor)

Joyce M. Schlueter
Joyce M. Schlueter (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 15, 2019, by Marcus E. Schlueter and Joyce M. Schlueter.



E. Michael Carr
Signature of Notary Public