



Book 2019 Page 1789

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Daneen Schindler, RECORDER/REGISTRAR  
 DELAWARE COUNTY IOWA

**PREPARER:** <sup>ew</sup> Nick Strittmatter 123 East First Street PO Box 229 Monticello, IA 52310 Ph 319-465-3531

**TAX INFO:** Douglas and Bobbi Bauers, 26375 212<sup>th</sup> Avenue, Delhi, IA 52223

**RETURN TO: PREPARER**

## WARRANTY DEED - JOINT TENANCY

For the consideration of one dollar (\$1.00)----- and other valuable consideration, ALLEN L. BAUERS a/k/a ALLEN LEE BAUERS and DIANE BAUERS, husband and wife, do hereby convey to DOUGLAS G. BAUERS a/k/a DOUGLAS GENE BAUERS and BOBBI J. BAUERS, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, certain described real estate in Delaware County, Iowa, set for on Exhibit A attached hereto and incorporated herein.

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: July 10, 2019.

*Allen L. Bauers*

ALLEN L. BAUERS

(Grantor)

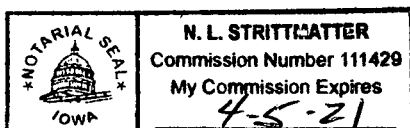
*Diane Bauers*

DIANE BAUERS

(Grantor)

**STATE OF IOWA, COUNTY OF JONES, §**

On this 10<sup>th</sup> day of July, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared ALLEN L. BAUERS and DIANE BAUERS, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



*N. L. Strittmatter*

N.L. STRITTMATTER

Notary Public

## Exhibit A

That part of Lot Eighteen (18) of Stone's First Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 90, and re-recorded in Book 3 Plats, Page 109, described as commencing at the Southwest corner of said Lot Eighteen (18) and running thence Northeasterly along the Westerly line of said Lot Eighteen (18) sixty (60.0) feet to the Northwest corner of said Lot Eighteen (18), thence Easterly one hundred sixty three (163.0) feet to the Northeast corner of said Lot Eighteen (18), thence deflecting right  $89^{\circ} 08'$  and proceeding Southerly seventy five (75.0) feet, thence Westerly one hundred seventy nine and one-tenth (179.1) feet to the point of beginning; also all lake frontage running to the middle of the Maquoketa River bed with regard to that part of said Lot Eighteen (18); also Parcel YY, Part Of Lot A Of Stone's First Addition Sec. 25, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2010, Page 311; same being a part of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Twenty Five (25), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian.