

Recorded: 7/23/2019 at 9:19:58.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$759.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 1925



WARRANTY DEED - JOINT TENANCY
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

George Davis, 225 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)

Thomas Ries and Lindsay A. Ries, 21948 258th Street, Delhi, Iowa 52223

Return Document To: (Name and complete address)

O'Shea & O'Shea, P.C., 1007 Longfellow Dr., Hiawatha, Ia 52233

Grantors:

James W. Cory
Roseann Cory

Grantees:

Thomas Ries
Lindsay A. Ries

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of \$10.00 Dollar(s) and other valuable consideration, James W. Cory and Roseann Cory, husband and wife

do hereby Convey to
Thomas Ries and Lindsay A. Ries, 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: Lot Ten (10) of Hartwick Lake Club North, Second Subdivision,
a Subdivision of Part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) and of the
Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), except the North Ten (10) acres thereof,
all in Section Twenty Four (24), Township Eighty-Eight (88) North, Range Five (5) West of the Fifth
P.M., Delaware County, Iowa, according to the Plat recorded in Book 5 Plats, Page 81

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 July 12, 2019

James W. Cory
James W. Cory (Grantor)

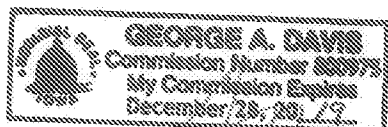
Roseann N. Cory
Roseann Cory (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on July 12, 2019, by James W. Cory and Roseann Cory, husband and wife



Signature of Notary Public