



Book 2021 Page 2431

Document 2021 2431 Type 03 001 Pages 3
Date 7/07/2021 Time 2:13:44PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$415.20
Rev Stamp# 247 DOV# 251

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: George A Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Chad M. and Jessica L. Finnell, 301 6th Street, P.O. Box 322, Delaware, IA 52036

Return Document To: Chad M. and Jessica L. Finnell, 301 6th Street, P.O. Box 322, Delaware, Iowa 52036

Grantors: Joyce Marie Wellman a/k/a Joyce Kessenich a/k/a Joyce W. Kessenich,

Grantees: Chad M. Finnell and Jessica L. Finnell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

dy
F+MBK



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Joyce Marie Wellman a/k/a Joyce Kessenich a/k/a Joyce W. Kessenich, a single person, do hereby Convey to Chad M. Finnell and Jessica L. Finnell, 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 Sixteen (16) of Wellman's Seven Coves A Subdivision Of A Parcel In The NE 1/4 Of The NW 1/4 Section 25, T 88 N, R 5 W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 30; also all lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake, in respect to and adjoining said Lot Sixteen (16); also Lots Twenty Three (23), Twenty Six (26) and Twenty Nine (29) of Wellman's Seven Coves 2nd Subdivision Delaware County, Iowa, according to plat recorded in Book 2008, Page 3417; also Parcel 2014-24 Part Of Lots 27 and 28 Of Wellman's Seven Coves 2nd Subdivision In Section Twenty-Five (25), Township Eighty-Eight North (T88N) Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2014, Page 1160; also Parcel 2021-16 Part Of Lot 25 Of Wellman's Seven Coves 2nd Subdivision In Section Twenty-Five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, and also Parcel 2021-18 Part Of Lot 24 Of Wellman's Seven Coves 2nd Subdivision In Section Twenty-Five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2021, Page 745; also Parcel 2021-79 Part Of Lot 22 of Wellman's Seven Coves 2nd Subdivision In Section Twenty-Five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, and also Parcel 2021-81 Part Of Lot 17 Of Wellman's Seven Coves Subdivision In Section Twenty-Five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2021, Page 2185; also all lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake, in respect to and adjoining said Parcel 2021-81

By acceptance of this Warranty Deed, the Grantees, their successors, heirs and assigns, agree as follows:

1. That there shall be no installation of any commercial grade or quality lighting, such as street lights, upon the property conveyed herein;
2. That there shall be no obnoxious or offensive trade or business carried on upon the property conveyed herein;
3. That there shall be no obnoxious or offense nuisance or annoyance carried on

upon the property;

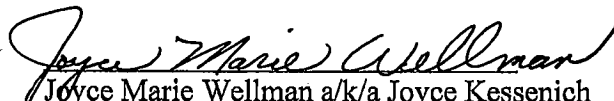
4. That there shall be no mobile homes permitted upon the property conveyed herein;
5. That there shall be no permanent structure built within 10 feet of the south property line on Lot 17 and Lot 22;

That the above restrictions are binding on the successors, heirs and assigns of the Grantees and shall run with the land.

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.

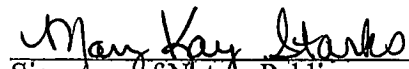
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 07/02/2021.


Joyce Marie Wellman a/k/a Joyce Kessenich
a/k/a Joyce W. Kessenich, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Joyce Marie Wellman 7/2/2021 by
Joyce Marie Wellman a/k/a Joyce Kessenich a/k/a Joyce W. Kessenich, single.



Signature of Notary Public

