

Recorded: 8/19/2021 at 10:13:22.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$322.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2975

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: Brian K. and Katherine R. Montz, 200 Glennes Ln #214, Dunedin, FL 34698

Return Document To: Brian K. and Katherine R. Montz, 200 Glennes Ln #214, Dunedin, FL 34698

Grantors: Larry J. Benn and Cheryl A. Benn

Grantees: Brian K. Montz and Katherine R. Montz

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Larry J. Benn and Cheryl A. Benn, husband and wife, do hereby Convey to Brian K. Montz and Katherine R. Montz, as 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:

Lots Three (3), Four (4), Five (5), and Six (6) of the Subdivision of Lot 106 in "Clairview Acres" at Delhi, Iowa in Sections 23 and 26, Milo Township, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 148

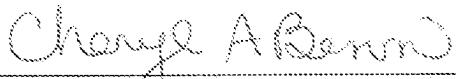
This transfer includes a mobile home with a title number of 28AA59287

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.

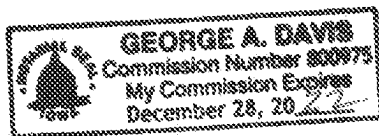
Dated: August 19, 2021.

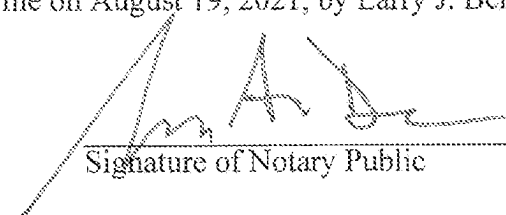

Larry J. Benn, Grantor


Cheryl A. Benn, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 19, 2021, by Larry J. Benn and Cheryl A. Benn, husband and wife.




Signature of Notary Public