



Book 2022 Page 1527

Document 2022 1527 Type 03 001 Pages 2  
Date 5/13/2022 Time 10:38:02AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$61.60

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

② **Return To/Taxpayer:** Backbone Area Apartments, LLC, 1443 137<sup>th</sup> St. Dundee IA 52038  
17158 191<sup>st</sup> St., Manchester, IA 52057  
**Preparer:** Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1<sup>st</sup> Street East, Independence, IA 50644 (319) 334-4488

### WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Jo Ellen Holtorf and Teddy Joe Bohnenkamp, do hereby Convey to Backbone Area Apartments, LLC, the following described real estate in Delaware County, Iowa:

**See attached Exhibit A**

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: May 13, 2022

Jo Ellen Holtorf  
Jo Ellen Holtorf (Grantor)

Teddy Joe Bohnenkamp  
Teddy Joe Bohnenkamp (Grantor)

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 13<sup>th</sup> day of May, 2022, by Jo Ellen Holtorf and Teddy Joe Bohnenkamp.

Teresa Turnis  
Signature of Notary Public



### **Exhibit A – Legal Description**

Lot Five (5) of Arnold's Subdivision of part of the North one-half (N ½) of the Northwest Quarter (NW ¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 85, and that part of said Arnold's Subdivision described as commencing at the Southeasterly corner of said Lot Five (5), thence Southeasterly sixty (60) feet more or less to the Southwesterly corner of Lot Six (6) of said Subdivision, thence Northerly one hundred twenty (120) feet more or less to the Northwesterly corner of said Lot Six (6), thence Northwesterly sixty (60) feet more or less to the Northeasterly corner of said Lot Five (5), thence Southwesterly one hundred twenty (120) feet more or less to the Southeasterly corner of said Lot Five (5), same being the point of beginning, according to plat recorded in Book 2105, Page 1067.