

Recorded: 9/16/2022 at 11:16:57.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$740.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 2789

**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:** Joshua C. and Laura A. Seamans, 1583 Hawk Ct. NE, Solon, Iowa 52333

**Return Document To:** Joshua C. and Laura A. Seamans, 1583 Hawk Ct. NE, Solon, Iowa 52223

**Grantors:** Alex S. Frankfurt and Megan N. Frankfurt

**Grantees:** Joshua C. Seamans and Laura A. Seamans

**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, Alex S. Frankfurt and Megan N. Frankfurt, husband and wife, do hereby Convey to Joshua C. Seamans and Laura A. Seamans, 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:

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: September 6, 2022

Alex S. Frankfurt, Grantor

Megan N. Frankfurt, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 6, 2022 by Alex S. Frankfurt and Megan N. Frankfurt, husband and wife.

  
Signature of Notary Public

# EXHIBIT "A"

That part of Lot Six (6) of Littlefield's Lake Shore Lots, according to plat recorded in Book 2 Plats, Page 77, described as commencing at the Northwest corner of Lot Five (5) of said Littlefield's Lake Shore Lots, and running thence Northwesterly along the Westerly line of Lot Six (6) one hundred twenty (120.0) feet to the point of beginning, thence continuing Northwesterly along the Westerly line of said Lot Six (6) thirty three and three-tenths (33.3) feet to the Northwest corner of said Lot, thence Northeasterly along the Northerly line of said Lot Six (6) a distance of one hundred four and five-tenths (104.5) feet, thence South 22° 12' East twenty nine (29.0) feet, thence South 60° 54' West eighty two (82.0) feet, thence North 89° 06' West thirty (30.0) feet to the point of beginning;

and also that part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian described as commencing at the Northwest corner of Lot Six (6) of Littlefield's Lake Shore Lots, and running thence North 14° 57' West a distance of twenty (20.0) feet, thence Easterly a distance of eighty four and five-tenths (84.5) feet to a point which is twenty eight (28.0) feet North of the North line of said Lot Six (6), thence South to the North line of said Lot Six (6), thence Southwesterly along the North line of Lot Six (6) to the point of beginning;

also Parcel "K" A part of Lot No. 6 in Littlefield's Lake Shore Lots in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section No. 30, Township 88 North, Range No. 4 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2001, Page 83.