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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$18.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)

Wayne Davis, 410 Woodview Street, Dundee, IA 52038

Return Document To: (Name and complete address)

✕ Wayne Davis, 410 Woodview Street, Dundee, IA 52038

Grantors:

James M. Ricchio
Andrea R. Ricchio

Grantees:

Wayne Davis
Gabrielle Davis

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of \$12,000.00 Dollar(s) and other valuable consideration, James M. Ricchio and Andrea R. Ricchio, husband and wife do hereby Convey to Wayne Davis and Gabrielle Davis, husband and wife

Wayne Davis and Gabrielle Davis, 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: "The Southwesterly one-half (1/2) of Parcel K in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 27, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa according to Plat in Book 8 Plats, Page 70."

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 1-13-17

James M. Ricchio
James M. Ricchio (Grantor)

Andrea R. Ricchio
Andrea R. Ricchio (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Fayette
This record was acknowledged before me on 1-13-17, by James M. Ricchio and Andrea R. Ricchio



Mariann Bennett
Signature of Notary Public