

Recorded: 6/7/2023 at 10:52:22.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,063.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1277

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: James and Susan Koch, 24932 208th Ave., Manchester, IA 52057

Return Document To: James and Susan Koch, 24932 208th Ave., Manchester, IA 52057

Grantors: Douglas J. Glanz and Penny K. Glanz

Grantees: James F. Koch and Susan P. Koch

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Six Hundred Sixty-Five Thousand Dollar(s) and other valuable consideration, Douglas J. Glanz and Penny K. Glanz, husband and wife, do hereby Convey to James F. Koch and Susan P. Koch, 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 Nine (9) of Logan's Second Subdivision of Part of the South one-half S(½) of Section Fourteen (14) and Part of the Northeast Quarter (NE¼) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 55;

also all lake frontage running to the middle of the Maquoketa River bed with respect to said Lot Nine (9)

AND

Lot Fifteen (15) of Logan-Black First Addition To Delaware County, Iowa, A Replat Of Lots 1 & 2 Of Logan's Fifth Subdivision, according to the plat recorded in Book 7 Plats, Page 29; also Lot Sixteen (16) of Logan - Black First Addition, Delaware County, Iowa, Part of the S½ of Section 14, T88N, R5W of the Fifth P.M., according to the plat recorded in Book 8 Plats, Page 97;

also Parcel 2019-01 Part of Lot 11 of Logan-Black First Addition to Delaware County, Iowa, Section 14, T88N, R5W of the 5th P.M., Delaware County, Iowa, according to corrective plat recorded in Book 2019, Page 209;

and also Parcel 2019-110 Part of Lot 11 of Logan-Black First Addition to Delaware County, Iowa, Section 14, T88N, R5W of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 2019, Page 3689.

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: June 2, 2023.

Douglas J. Glanz
Douglas J. Glanz, Grantor

Penny K. Glanz
Penny K. Glanz, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 2, 2023 by
Douglas J. Glanz and Penny K. Glanz.

SECA
Signature of Notary Public

