

Recorded: 11/7/2023 at 9:54:26.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$375.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2803

**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: Mari S. and Robert E. Mohr, 19010 171st Avenue, Manchester, IA
52057

Return Document To: Mari S. and Robert E. Mohr, 19010 171st Avenue, Manchester, Iowa
52057

Grantors: Jonathan James Gaffney and Rebecca Irene Gaffney

Grantees: Mari S. Mohr and Robert E. Mohr

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, Jonathan James Gaffney and Rebecca Irene Gaffney, husband and wife, do hereby Convey to Mari S. Mohr and Robert E. Mohr, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of Lot Two (2), Block Three (3) of Sunset Beach a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20, described as commencing at the Northwesterly corner of Lot Nine (9), Block Three (3) of said Subdivision, thence North 22° 10' East eighty five (85.0) feet to the point of beginning, thence North 22° 10' East one hundred sixty seven and two-tenths (167.2) feet, thence South 76° 35' East eighty (80.0) feet, thence South 8°30' West one hundred seventy five (175.0) feet, thence Westerly one hundred twenty two and six-tenths (122.6) feet to the point of beginning; also Lot Two of Frankenfeld's Replat Of Part Of Block Three Of Sunset Beach Subdivision, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 159

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: 10-29-23

[Signature]
Jonathan James Gaffney, Grantor

[Signature]
Rebecca Irene Gaffney, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 29, 2023 by Jonathan James Gaffney and Rebecca Irene Gaffney, husband and wife.



[Signature]
Signature of Notary Public