

Recorded: 6/21/2024 at 2:18:49.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$679.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1385

**Return To/Taxpayer:** Michael L. Oltmanns and Julia K. Oltmanns 24622 198<sup>th</sup> Avenue, 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

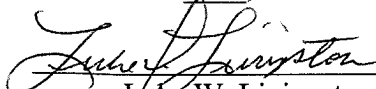
For the consideration of one Dollar(s) and other valuable consideration, Luke W. Livingston and Jennifer D. Livingston, husband and wife, do hereby Convey to Michael Lee Oltmanns and Julia Kirsten Oltmanns, husband and wife, as Joint Tenants with Full Rights of Survivorship and not as tenants in common, the following described real estate in **Delaware** County, Iowa:

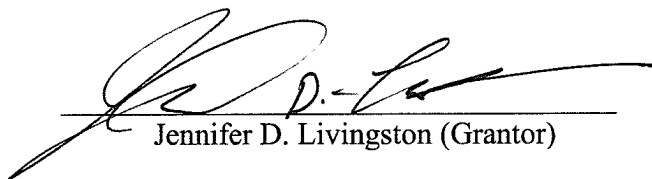
**See attached Exhibit A.**

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.

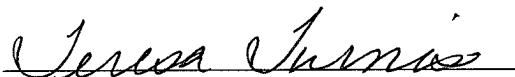
Dated: June 13, 2024.

  
\_\_\_\_\_  
Luke W. Livingston (Grantor)

  
\_\_\_\_\_  
Jennifer D. Livingston (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE ss.

This record was acknowledged before me this 13<sup>th</sup> day of June, 2024, by Luke W. Livingston and Jennifer D. Livingston.

  
\_\_\_\_\_  
Signature of Notary Public

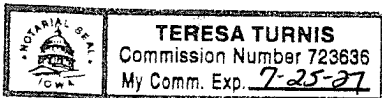


Exhibit A:

Lot Ten (10) and the South one-half (S½) of Lot Nine (9) of Cozy Cove Subdivision A Subdivision Of Lot One (1) Through Lot Seven (7) Of Willie's Second Subdivision, Being Part Of The SE1/4 Of The NE1/4 Of Section 15, And Part Of The NE1/4 Of The SE1/4 Of Section 15, And Part Of The NW1/4 Of The NW1/4 Of Section 14, (T88N), (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 156.