THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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Fx'd Realty

S-1816

Entered for taxation this 11th day of September A.D., 1996
Shawn McGrath Auditor
By Carla Becker Deputy

REAL ESTATE TRANSFER TAX PAID 7 STAMP #
$ 62.20
Deborah L. Payton RECORDER
By: T 28
8-30-96 DATE

AUDITOR FEE $ 5.00
RECORDER FEE 6.00

253-861
DELAWARE COUNTY IOWA
FILED
96 AUG 30 PM 1 18
55 232
DEBORAH L. PAYTON
RECORDER

Preparer Information: E. MICHAEL CARR, ATTY. P.O. BOX 333 MANCHESTER, IA 52057 319-927-4164

Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of Forty-Two Thousand Five Hundred & 00/100 ($42,500.00) Dollar(s) and other valuable consideration,

Robert C. Wright and Ruth M. Wright, husband and wife

do hereby Convey to

J. L. Hoffmann

the following described real estate in Delaware County, Iowa:

The East eighty two (82.0) feet of the West one hundred sixty four (164.0) feet of Lot Forty Six (46), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

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.

STATE OF IOWA,
ss:
DELAWARE COUNTY,

On this 26 day of August, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert C. Wright and Ruth M. Wright

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

James V. Graybill
Notary Public

(Acknowledgment for individual grantor(s) only)

JAMES V. GRAYBILL
MY COMMISSION EXPIRES
7-7-97

Dated: August 23, 1996

Robert C. Wright (Grantor)

Ruth M. Wright (Grantor)

(Grantor)

(Grantor)

DATE 8-30-96 BOOK 55 PAGE 232

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