Ftmlza Realty

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Entered for taxation
Sharon McCrady Auditor
By Dale Foster, Deputy
5-71

REAL ESTATE TRANSFER
TAX PAID 10
STAMP #
$ 135.20
Deborah L. Lenton
RECORDER By: mef
9-3-96 28
DATE COUNTY

AUDITOR FEE $ 5.00
RECORDER FEE $ 6.00

'96 SEP 3 AM 11 51
55 235
DEBORAH L. LENTON
RECORDER

253-878
DELAWARE COUNTY IOWA
FILED

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 Eighty-Five Thousand and 00/100 ($85,000.00)------ Dollar(s) and other valuable consideration,
John V. Hogan and Virginia L. Hogan, husband and wife

do hereby Convey to
Winnie Vernon

the following described real estate in Delaware County, Iowa:

Lot Twenty Two (22) and the East Nine (9.0) feet of Lot Twenty Three (23), Manchester, IA according to plat recorded in Book I L.D., page 284.

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 20 day of August, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared John V. Hogan and Virginia L. Hogan

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.

Dianne K. Foust
Dianne K. Foust
Notary Public

(This form of acknowledgment for individual grantor(s) only)

Dated: August 20, 1996

John V. Hogan (Grantor)

Virginia L. Hogan (Grantor)

(Grantor)

(Grantor)

DATE 9-3-96 BOOK 55 PAGE 235

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