CSB

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 08095 HANSON & WERGER

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

89-150

Executed on the 14th day of November A.D. 1996
By Sharon McCosh Audition
By Chris Beeler Deputy

REAL ESTATE TRANSFER TAX PAID 17
$ 206.40
Deborah L. Peyton
RECORDER By: [illegible]
11-6-96
DATE

AUDITOR FEE $ 5.00
RECORDER FEE $ 11.00

DELAWARE COUNTY IOWA
FILED
1996 NOV 6 PM 2 35
271-1338
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
BOOK 55 PAGE 294

Preparer Information: Thomas J. Hanson (Individual's Name) | 401 ~~East~~ Main Street (Street Address) | Manchester (City) | 927-5920 (Phone)

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Twenty Nine Thousand Five Hundred ($129,500.00) Dollar(s) and other valuable consideration,

Rave Bros. Construction, a partnership consisting of William Rave and Kenneth Rave,

do hereby Convey to

David Malausky and Beverly Malausky, 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 Fourteen (14) of Schulte's First Addition to Northtown Estates Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 166; also Parcel B, Part of Lot Thirteen (13) of Schulte's First Addition to Northtown Estates Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 161.

This deed is given in fulfillment of a recorded Real Estate Contract between the parties dated September6, 1996, and filed September 16, 1996, in Book 55, Page 246 of the records of the Delaware County Recorder.

Exemption #1 applies.

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 _____,
ss:
_____ COUNTY,

On this _____ day of _____, 19 _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, 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.

_____
Notary Public

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

Dated: ~~October~~ November 4, 1996

RAVE BROS. CONSTRUCTION, a Partnership

By William J Rave
William Rave - Partner (Grantor)

By Kenneth Rave
Kenneth Rave - Partner (Grantor)

_____ (Grantor)

_____ (Grantor)

DATE 11-6-96 BOOK 55 PAGE 294

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CALFS Release 3.0 6/94

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, 19 _____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared

_____

_____

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.

_____

_____

Notary Public

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, 19 _____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared

_____ and _____

to me personally known, who, being by me duly sworn, did say that they are the

_____ and _____

respectively, of said corporation; that (no seal has been procured by the said) corporation; that said (the seal affixed thereto is the seal of said) instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said _____ and _____ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

_____

_____

Notary Public

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 4 day of November, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared William Rave and Kenneth Rave, to me personally known, who being by me duly sworn did say that they are the partners of Rave Bros. Construction, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners; and the partners acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partners voluntarily executed.

Thomas J. Hanson

Notary Public in and for the State of Iowa