THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

08095 William D. Werger
HANSON & WERGER

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

FILED
DELAWARE COUNTY IOWA
JAN 2 PM 1 58
95-0035

RECORDER'S CERTIFICATE
STATE OF IOWA, DELAWARE CO.
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 2 DAY OF JAN A.D. 19 97 AT 1:58 O'CLOCK P M AND RECORDED IN BOOK 55 PAGE 336
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

RECORDER FEE $ 6.00
AUDITOR FEE $ 5.00

REAL ESTATE TRANSFER
TAX PAID 10
STAMP #
$ 405.60
Deborah L. Peyton
RECORDER
1-2-97 DATE
28 COUNTY

Entered for taxation 14th day of January A.D. 1997
Sharon McCrabb Auditor
By Carla Becker Deputy
S-162

Fwd IA Realty c/o Barb Wolfgram

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 ($129,000.00) Dollar(s) and other valuable consideration,
Robert E. Galiher and Lola Galiher, husband and wife,

do hereby Convey to
Gary L. Schnieders and Mary Chris O'Brien Schnieders, 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:

The West seventy four (74.0) feet of the North one hundred fifteen (115.0) feet of Lot One (1) of the Subdivision of Lots One Hundred Sixteen (116) and One Hundred Seventeen (117) in the Town of Manchester, Iowa, and of Lots One (1) and Two (2) in Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 114.

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 30th day of December, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert E. Galiher and Lola Galiher, husband and wife,

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.

Barbara J. Wolfgram
Barbara J. Wolfgram
Notary Public

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

Dated: December 30, 1996

Robert E. Galiher (Grantor)

Lola Galiher (Grantor)

(Grantor)

(Grantor)

DATE 1-2-97 BOOK 55 PAGE 336

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