THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 | ISBA# 00756

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

388-8111
DELAWARE COUNTY IOWA
FILED
97 JAN 10 AM 10 22
55 PAGE 341
DELAWARE CO. RECORDER

RECORDER FEE $ 6.00
AUDITOR FEE $ 5.00

Special Delivery Agency
P.O. Box 100
Manchester IA
52057

Entered for taxation 17th day of January A.D., 1997
Vlavon McCrabb, Auditor
By Bella Backs, Deputy
S-176

REAL ESTATE TRANSFER TAX PAID 25 STAMP #
$ 23.20
Deborah L. Peyton
RECORDER
1-10-97 28
DATE COUNTY

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

Preparer Information

Individual's Name	Street Address	City	Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Fifteen Thousand and 00/100 ($15,000.00)--------- Dollar(s) and other valuable consideration,

George Mullis and Rose Mullis, husband and wife

do hereby Convey to

James W. Hill and Eva E. Hill, 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:

Lots Fifteen (15) and Sixteen (16), and the South five (5.0) feet of Lot Fourteen (14), Block One (1), Sunnyside Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 141.

This deed is given in fulfillment of a contract dated December 4, 1986 and filed for record on December 4, 1986 in Book 46, T.L.D., page 229 which was subsequently assigned to George Mullis (Grantor herein) by document recorded on July 17, 1989 in Book 49, T.L.D., page 12, Delaware County, Iowa. (Exemption No. 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 6th day of January, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared George Mullis and Rose Mullis

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.

E. Michael Carr
Notary Public

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

Dated: January 6, 1997

George Mullis (Grantor)

Rose Mullis (Grantor)

(Grantor)

(Grantor)

DATE 1-10-97 BOOK 55 PAGE 341

© The Iowa State Bar Association
CALFS Release 3.0 6/94