Entered for taxation 25 day
of February A.D. 2010
Carla Becker, Auditor
By Pburgraten, Deputy
Parcel # 630-20.30-02900

89-20

Book 2010 Page 506

Document 2010 506 Type 03 002 Pages 3
Date 2/23/2010 Time 1:53:21PM
Rec Amt $19.00 Aud Amt $5.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

(This space is for recording only)

THIS INSTRUMENT PREPARED UNDER THE SUPERVISION OF:
P. DeSantis, Esquire
By: Law's Specialty Group, Inc.
235 W. Brandon Blvd, #191
Brandon, FL 33511
(866) 755-6300

After Recording Return To:

Mail Tax Statements to:
Carol Staton
Junior Staton
109 Neson Circle
Manchester, IA 52057

APN #: 630203002900

QUIT CLAIM DEED

[Tax Exempt under IA Ch. 428.A.2 (11)]
(The purpose of this deed is to add spouse and update name on title)

For the consideration of Zero Dollars ($0.00), receipt of which is acknowledged, I, CAROL STATON, formerly known as Carol Philbrick, and spouse JUNIOR STATON, **Grantors**, residing at 109 Neson Circle, Manchester, IA 52057 quitclaims to, CAROL STATON and JUNIOR STATON, wife and husband, as tenants by the entireties, **Grantees**; residing at 109 Neson Circle, Manchester, IA 52057 all our interest in the following tract of real estate in ~~Xxxx~~County, Iowa to wit:

DELAWARE

LOT TWENTY-SIX (26) OF THE SURVEY AND PLAT OF NELSON'S SUBDIVISION OF PART OF THE NORTH ONE-HALF (N1/2) OF THE SOUTH ONE-HALF (S1/2) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FIVE (5), WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE

COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 4 PLATS, PAGE 2-5.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT ARE NOT RE-IMPOSED HEREBY.

BEING THE SAME PROPERTY CONVEYED TO CAROL PHILBRICK BY WARRANTY DEED RECORDED 01/23/1991 IN BOOK 50, PAGE 147 IN DELAWARE COUNTY, IOWA.

Property Address: 109 Neson Circle, Manchester, IA 52057
The legal description was obtained from a previously recorded instrument.

In witness of the above, I have set my hand this 2/16/2010 day of _____, 2010.

GRANTOR:

Carol P Staton

CAROL STATON
formerly known as Carol Philbrick

STATE OF IOWA

County of ~~Iowa~~ Delaware

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, CAROL STATON, formerly known as Carol Philbrick, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 16 day of February, 2010.

Carolyn A. Wilson
Notary Public My Commission Expires:

CAROLYN A. WILSON
Commission Number 167742
My Commission Expires
12-17-2011

Carolyn A. Wilson
Printed Name

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.*

GRANTOR:

Junior Staton

JUNIOR STATON

STATE OF IOWA

County of Delaware

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, JUNIOR STATON, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 10 day of Feb., 2010.

Carolyn A. Wilson

Notary Public My Commission Expires:

NOTARIAL SEAL IOWA
CAROLYN A. WILSON
Commission Number 167742
My Commission Expires
12-17-2011

Carolyn A. Wilson

Printed Name

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. This is the final Grantor and the end of this document.*

The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. The conveyance amount was provided to preparer by agent for Grantor.**