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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Robert C. Larson, 111 Millam Heights, Manchester, IA 52057

EW/X **Return Document To:** (Name and complete address)
Robert C. Larson, 111 Millam Heights, Manchester, IA 52057

Grantors:
Diane C. Hammell

Grantees:
Robert C. Larson
LaVonne Larson

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 101	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of $89,500.00 Dollar(s) and other valuable consideration,
Diane C. Hammell, a single person
do hereby Convey to
Robert C. Larson and LaVonne Larson, husband and wife
the following described real estate in Delaware County, Iowa:

Lot Twelve (12) of Millam Heights Subdivision of part of Lots Nine (9) amd Ten (10) of the Subdivision of the Southwest Quarter (SW 1/4) and the South one-half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian.

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.

Dated: November 2, 2010

Diane C. Hammell
Diane C. Hammell (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This instrument was acknowledged before me on November 2, 2010, by Diane C. Hammell, a single person.

JENNIFER J. FINN
Commission Number 750069
My Comm. Exp. 11-26-13

Jennifer J. Finn, Notary Public

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