Book 2012 Page 3824

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Rev Stamp# 424

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 9th day
of November AD 2012
Clark Barker Auditor
By D. Hildebrand Deputy

WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Mary Lou Tracey, 105 N. Franklin St., P. O. Box 279, Manchester, IA 52057, Phone: (563) 927-4925

Taxpayer Information: (Name and complete address)
Kent A. Bergstrand, 130 Liberty Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Kent A. Bergstrand, 130 Liberty Street, Manchester, Iowa 52057

Grantors:
Kim A. Bergstrand
JoAnn Bergstrand

Grantees:
Kent A. Bergstrand

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

WARRANTY DEED

For the consideration of 78,500.00 Dollar(s) and other valuable consideration, Kim A. Bergstrand and JoAnn Bergstrand, husband and wife, do hereby Convey to Kent A. Bergstrand the following described real estate in Delaware County, Iowa:

Tract 1: All of our undivided interest in the S½ of the East 66 feet of the W 2/3 of Lot 14, Burrington's Addition to Manchester, Iowa, according to plat recorded in Book 1 L.D., Page 245.

Tract 2: All of our 22½% undivided interest in the W3/4 of the W½ of the NE¼ of Section 30, Township 88 North, Range 6, West of the 5th P.M.

Tract 3: All of our undivided 13% interest in the S½ of the SW¼ of Section 20, Township 88 North, Range 6, West of the 5th P.M.

In full satisfaction of that certain contract of date December 1, 2006, and of record December 15, 2006, in Book 2006, Page 4360, Office of the Recorder of Delaware County, Iowa. 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.

Dated: September 14, 2012

x Kim A. Bergstrand (Grantor)

x JoAnn Bergstrand (Grantor)

(Grantor)

(Grantor)

STATE OF TEXAS, COUNTY OF TARRANT

This instrument was acknowledged before me on x October 27, 2012, by Kim A. Bergstrand and JoAnn Bergstrand, husband and wife.

, Notary Public

SHERRY SANDERS
Notary Public, State of Texas
My Commission Expires
May 30, 2016

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