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Rev Stamp# 149

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Known in Assessors Office

Entered for taxation 2nd day
of May AD 2013
Carla K. Becker Auditor
By Deb Hansen Deputy

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
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)
Bruce A. Knipper, 2757 Ridge Road, Hopkinton, IA 52237

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Vanita T. Knipper

Grantees:
Bruce A. Knipper
Karen M. Knipper

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. 103	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $243,600.00 Dollar(s) and other valuable consideration,
Vanita T. Knipper, a single person
do hereby Convey to
Bruce A. Knipper and Karen M. Knipper, 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:

North Half (N½) of the Northwest Quarter (NW¼), Northwest Quarter (NW¼) of the Northeast Quarter (NE¼), West One Eighth (W1/8) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Thirty Six (36); Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), West One Eight (W1/8) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Twenty Five (25), all in Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., subject to highways, restrictions and easements of record.

This deed is given in fulfillment of a recorded Real Estate Contract between the parties filed April 13, 1993 in Book 131, Page 164 and pursuant to Amendment filed January 31, 2008 in Book 2008, Page 312. 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: April 15, 2013

Vanita T. Knipper (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware
This instrument was acknowledged before me on April 15, 2013, by Vanita T. Knipper, a single person.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2013

, Notary Public

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