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of June AD 2013
Carla K. Becker, Auditor
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Book 2013 Page 1891

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	David C. Tracey	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: David C. Tracey, 105 N. Franklin St., P.O. Box 279, Manchester, IA 52057, (563) 927-4925
Preparer: David C. Tracey, 105 N. Franklin St., P.O. Box 279, Manchester, IA 52057, (563) 927-4925
Taxpayer: Merlin R. Pohlman, 121 East Acres Street, Manchester, Iowa 52057

WARRANTY DEED

For the consideration of 25,000.00 Dollar(s) and other valuable consideration, Leona M. E. Pohlman, also known as Leona Pohlman, a single person, do hereby Convey to Merlin R. Pohlman the following described real estate in Delaware County, Iowa:

The South fifty (50) feet of the North one hundred fourteen (114) feet of Lot One Hundred Four (104), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 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.

Dated: ~~May 31~~ May 31, 2013

Leona M. E. Pohlman (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me on ~~May 31~~ May 31, 2013, by Leona M. E. Pohlman, a single person.

Debra Gassman, Notary Public

NOTARIAL SEAL IOWA
DEBRA GASSMAN
Commission Number 742995
My Comm. Exp. 9/26/15

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