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Book 2015 Page 959

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Date 4/24/2015 Time 8:09:11AM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $31.20
Rev Stamp# 113 DOV# 112

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 27th day
of April AD 2015
Carla L. Becker Auditor
By P. Hilsabeck 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)
Scott Shives and Carolyn Shives, 161 Liberty Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Scott Shives and Carolyn Shives, 161 Liberty Street, Manchester, Iowa 52057

Grantors:
Vonda Mae Billhorn

Grantees:
Scott Shives
Carolyn Shives

Legal description: See Page 3

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 $20,000.00 Dollar(s) and other valuable consideration, Vonda Mae Billhorn, a single person do hereby Convey to Scott Shives and Carolyn Shives, 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:

See attached legal description.

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 23, 2015

Vonda Mae Billhorn
Vonda Mae Billhorn (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 23 day of April, 2015, by Vonda Mae Billhorn, a single person.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Signature of Notary Public

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Legal Description
Billhorn-Shives

That part of Lot Three (3) of Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, described as commencing at the Northeast corner of said Lot Three (3), thence South along the East line of said Lot a distance of ninety three and one-half (93 ½) feet, thence West a distance of thirty two and one-half (32 ½) feet to the point of beginning, thence South and parallel with the East line of said Lot a distance of four and one-half (4 ½) feet, thence West and parallel with the South line of said Lot a distance of forty seven and one-half (47 ½) feet, thence North and parallel with the East line of said Lot a distance of four and one-half (4 ½) feet, thence East and parallel with the South line of said Lot a distance of forty seven and one-half (47 ½) feet to the point of beginning

AND

That part of the East two thirds (E 2/3) of Lot Three (3), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, described as commencing at the Southeast corner of said Lot and running thence North to a point ninety three and one half (93 ½) feet South of the Northeast corner of said Lot, thence West thirty two and one half (32 ½) feet, thence South four and one half (4 ½) feet, thence West forty seven and one half (47 ½) feet, thence South to the South line of said lot, thence East to the place of beginning