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Document 2015 1005 Type 03 001 Pages 2
Date 4/28/2015 Time 2:49:20PM
Rec Amt $12.00 Aud Amt $5.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 29th day
of April AD 2015
Carla K. Becker Auditor
By P. H. Deborard Deputy

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)
Anthony C. Broghammer - Trustee, 840 E Union Street, Manchester, IA 52057

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

Grantors:
Anthony C. Broghammer

Grantees:
Anthony C. Broghammer as Trustee of the Trust Agreement of Anthony C. Broghammer dated 01/06/2012

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 $1.00 Dollar(s) and other valuable consideration, Anthony C. Broghammer, a single person do hereby Convey to Anthony C. Broghammer as Trustee of the Trust Agreement of Anthony C. Broghammer dated 01/06/2012 the following described real estate in Delaware County, Iowa:

Commencing at the intersection of the West line of Lot Eight, Subdivision of the Southwest Quarter and the South One-half of the Northwest Quarter of Section 28, Township 89 North, Range 5, West of the 5th P.M., extended, and the South line of the Northwest Quarter of the Southwest Quarter of Section 28, Township 89 North, Range 5, West of the 5th P.M., running thence North along the West line of said Lot Eight, a distance of 193 feet, thence East a distance of 100 feet, thence South Parallel with the West line of said Lot Eight, a distance of 193 feet to the South line of the Northwest Quarter of the Southwest Quarter of Section 28, aforesaid thence west to the place of beginning, subject to public roads and streets; also the use of the West 6 feet of the property adjoining the above described property on the East, and subject to the use of the East 6 feet of the property therein described, as a common driveway 12 feet in width for use by the owner of the property herein described and the owner of the property adjoining on the East.

This is a deed in which consideration is less than $500.00. Exemption 21 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 28, 2015

Anthony C. Broghammer (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 28 day of April, 2015 by Anthony C. Broghammer, a single person.

Signature of Notary Public

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

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