Susan Wooldridge
100 Winslow Drive
Manchester, IA 52057

Entered for taxation 7th day
of May AD 2015
Auditor
By Deputy

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Alan Seibert and Joyce Seibert, 108 Liberty Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Alan Seibert and Joyce Seibert, 108 Liberty Street, Manchester, Iowa 52057

Grantors:
Dorothy Seibert

Grantees:
Alan Seibert
Joyce Seibert
Susan M. Wooldridge

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	Steven E. Carr	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $40,000.00 Dollar(s) and other valuable consideration, Dorothy Seibert, a single person do hereby Convey to Alan Seibert and Joyce Seibert, husband and wife an undivided 1/2 interest as Joint Tenants with Full Rights of Suvivorship and not as Tenants in Common; & Susan M. Wooldridge an undivided 1/2 interest as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

The East sixty six (66.0) feet of the North one-half (N1/2) of Lot "L" of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 4 L.D., Page 514, except a strip forty (40.0) feet wide off the North side thereof.

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 1, 2015

Elizabeth A. Heffernen
Dorothy Seibert by Elizabeth A. Heffernen (Grantor)
as Attorney-in-Fact

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 1st day of May, 2015, by Elizabeth A. Heffernen as Attorney-in-Fact for Dorothy Seibert.

Marvin W Waterhouse
Signature of Notary Public

MARVIN W WATERHOUSE
Notarial Seal - Iowa
Commission # 406064
My Commission Expires 5-12-2018

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