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Book 2015 Page 1386

Document 2015 1386 Type 03 001 Pages 2
Date 6/04/2015 Time 8:33:40AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $23.20
Rev Stamp# 164 DOV# 168

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)
Randy R. Brown and Nichole L. Brown, 1725 195th Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Randy R. Brown and Nichole L. Brown, 1725 195th Street, Manchester, Iowa 52057

Grantors:
Betty Jean Neuhaus
aka Betty J. Neuhaus

Grantees:
Randy R. Brown
Nichole L. Brown

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 $15,000.00 Dollar(s) and other valuable consideration, Betty Jean Neuhaus, a single person aka Betty J. Neuhaus do hereby Convey to Randy R. Brown and Nichole L. Brown, 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:

Parcel One (1) of Hayes Subdivision of parts of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Seventeen (17) and parts of the Northwest Quarter (NW¼) and the North one-half (N½) of the Southwest Quarter (SW¼) and the West one-half (W½) of the Northeast Quarter (NE½) of Section Twenty (20), all in Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat Recorded in Book 6 Plats, Page 20.

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 20, 2015

Betty Jean Neuhaus (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 20th day of May, 2015, by Betty Jean Neuhaus.

Signature of Notary Public

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

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