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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 11th day
of June A D 2015
Patsy Bacon Auditor
By P. Hildebrand Deputy

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)
William Fangman and Stephanie Fangman, 22100 179th Avenue, Manchester, Iowa 52057

EMJ
Return Document To: (Name and complete address)
~~William Fangman and Stephanie Fangman, 22100 179th Avenue, Manchester, Iowa 52057~~ Anfinson + Luce, P.L.C., 726 W. 4th St., Waterloo, IA 50702

Grantors:
William D. McCool
Tamara A. McCool

Grantees:
William Fangman
Stephanie Fangman

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 $282,000.00 Dollar(s) and other valuable consideration,
William D. McCool and Tamara A. McCool, husband and wife
do hereby Convey to
William Fangman and Stephanie Fangman, 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:

Lot Seven (7), Block Three (3) in "Oak Way Subdivision" in Milo Township, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 16; same being a part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Four (4) and of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Five (5), Township Eighty Eight (88) North, Range Five (5) West of the Fifth Principal Meridian.

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: 5/19/15

William D. McCool (Grantor)

Tamara A. McCool (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DELAWARE~~ Polk
This record was acknowledged before me this 19 day of May, 2015, by
William D. McCool and Tamara A. McCool.

CATHERINE ELIZABETH FARVER
Commission Number 785809
My Commission Expires
August 29, 2017

Signature of Notary Public

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