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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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)
Doris M. Sommers, 500 E Howard Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Doris M. Sommers, 500 E Howard Street, Manchester, IA 52057

Grantors:
Diane L. Troutman

Grantees:
Doris M. Sommers

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 $132,000.00 Dollar(s) and other valuable consideration, Diane L. Troutman, a single person do hereby Convey to Doris M. Sommers the following described real estate in Delaware County, Iowa:

Lot Three Hundred Eight (308) and the South ten (10.0) feet of the vacated alley abutting Lot Three Hundred Eight (308) on the North and that part of Lot Three Hundred Nine (309) described as commencing at the Southwest corner of said Lot Three Hundred Nine (309) and running thence North one hundred twenty five (125.0) feet, thence East twenty six (26.0) feet, thence South one hundred twenty five (125.0) feet, thence West twenty six (26.0) feet to the point of beginning, in Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

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: 6-4-14

Diane L. Troutman (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 4th day of June, 2015, by Diane L. Troutman, a single person.

Barbara K. Sailer
Signature of Notary Public

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-24-16

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