Recorded: 6/18/2015 at 10:00:43.0 AM
Fee Amount: $17.00
Revenue Tax: $239.20
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2015 PG: 1555

REV STAMP # 191 DOV # 195

Entered for taxation 19th day
of June A D 2015
Carla K. Bosker, Auditor
By D. 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)
Daniel H. Swift, 108 N. Madison Street, PO Box 207, Manchester, IA 52057, Phone: (563) 927-4901

Taxpayer Information: (Name and complete address)
Justin M. Downs/Amanda K. Vaske, 108 Oak Court, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Justin M. Downs/Amanda K. Vaske, 108 Oak Court, Manchester, Iowa 52057

Grantors:
William C. Downs

Grantees:
Justin M. Downs
Amanda K. Vaske

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	Daniel H. Swift	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED ☐JOINT TENANCY

For the consideration of One and 00/100 ($1.00) Dollar(s) and other valuable consideration,
William C. Downs, a single person,
do hereby Convey to
Justin M. Downs and Amanda K. Vaske, as Joint Tenants
as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

That part of the South One-Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. and of Lot Seventeen (17) of Subdivision of part of the North One-Half (N 1/2) of the Southeast Quarter (SE 1/4) and the South One-Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, described as commencing at a point on the South line of Clara Avenue one hundred thirty two (132) feet West of the West line of New Street, thence South one hundred (100) feet, thence West ninety seven and fifteen one-hundredths (97.15) feet, thence North one hundred (100) feet, thence East ninety seven and fifteen one-hundredths (97.15) feet to the point of beginning

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: 6-4-15

William C. Downs (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DELAWARE~~ Linn

This record was acknowledged before me this 4th day of June, 2015, by William C. Downs

Signature of Notary Public

CHERRYL VAN FLEET
Commission Number 224323
My Commission Expires 9/2/17

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