Entered for taxation 22nd day
of June AD 2015
Carla K. Becker Auditor
By P. Hildebrand Deputy

Recorded: 6/26/2015 at 2:43:57.0 PM
Fee Amount: $17.00
Revenue Tax: $159.20
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2015 PG: 1682
REVENUE STAMP # 209 DOV # 213

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
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)
Brandi Nefzger, 824 East Butler Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Brandi Nefzger, 824 East Butler Street, Manchester, Iowa 52057

Grantors:
Jean M. Hunt

Grantees:
Brandi Nefzger

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

WARRANTY DEED

For the consideration of $99,501.00 Dollar(s) and other valuable consideration, Jean M. Hunt, a single person do hereby Convey to Brandi Nefzger the following described real estate in Delaware County, Iowa:

The West one hundred thirty (130.0) feet of the South one-half (S ½) of Lot Seventeen (17), Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Page 484.

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: 6-22-15

Jean M Hunt
Jean M Hunt (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 22nd day of June, 2015, by Jean M. Hunt, a single person.

SUSAN K TROESTER
Notarial Seal - Iowa
Commission # 727280
My Commission Expires 3-8-16

Susan K. Troester
Signature of Notary Public

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