Book 2015 Page 1754

Document 2015 1754 Type 03 001 Pages 2
Date 7/06/2015 Time 11:20:14AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $159.20
Rev Stamp# 217 DOV# 225

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 17th day
of July AD 2015
Carla K. Bachner Auditor
By P. Hilderand Deputy

EMV Residential Mortgage
PO Box 1816
Iowa City, IA 52244

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)
Aundrea B. Halbert 1017 North Franklin Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Aundrea B. Halbert 1017 North Franklin Street, Manchester, Iowa 52057

Grantors:
Austin Timmerman
Kayla Timmerman

Grantees:
Aundrea B. Halbert
Slater J. Kaesser

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 $100,000.00 Dollar(s) and other valuable consideration, Austin Timmerman a/k/a Austin R. Timmerman and Kayla Timmerman a/k/a Kayla Bagby a/k/a Kayla Michelle Bagby, husband and wife do hereby Convey to Aundrea B. Halbert and Slater J. Kaesser, single persons 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 Orchard Lot in Henry Acers' Addition to Manchester, Iowa, according to the plat recorded in Book 1, Plats, Page 1, described as commencing at a point nineteen (19) rods and three (3) feet South of the Northwest corner of said Lot, and running thence East one hundred forty (140.0) feet, thence North sixty (60.0) feet, thence West one hundred forty (140.0) feet, thence South sixty (60.0) 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: June 29, 2015

Austin Timmerman (Grantor)

Kayla Timmerman (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 29 day of June, 2015, by Austin Timmerman and Kayla Timmerman.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-28-18

Signature of Notary Public