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Book 2015 Page 1756

Document 2015 1756 Type 03 001 Pages 2
Date 7/06/2015 Time 11:26:40AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $212.00
Rev Stamp# 218 DOV# 226

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
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)
Austin and Kayla Timmerman, 2364 180th Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Austin and Kayla Timmerman, 2364 180th Avenue, Manchester, IA 52057

EAV
PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

Grantors:
Erik J. Rave

Grantees:
Austin Timmerman
Kayla Timmerman

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	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $133,000.00 Dollar(s) and other valuable consideration, Erik J. Rave, a single person do hereby Convey to Austin Timmerman and Kayla Timmerman, 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) of Sterling Rural Subdivision of Part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Eight (8), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 81.

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 25, 2015

Erik John Rave
Erik J. Rave (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 25 day of June, 2015, by Erik J. Rave, a single person.

NOTARIAL SEAL IOWA
THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Signature of Notary Public

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