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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)
Mary Lou Tracey, 105 N. Franklin St., P.O. Box 279, Manchester, IA 52057, Phone: (563) 927-4925

Taxpayer Information: (Name and complete address)
Sean M. Hauser and Chad C. Hauser, 1636 - 220th Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Sean M. Hauser and Chad C. Hauser, 1636 - 220th Street, Manchester, Iowa 52057

Grantors:
Doris L. Mallicoat

Grantees:
Sean M. Hauser
Chad C. Hauser

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	Mary Lou Tracey	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of 49,500.00 Dollar(s) and other valuable consideration, Doris L. Mallicoat, a single person, do hereby Convey to Sean M. Hauser and Chad C. Hauser 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 Lots Eleven (11) and Twelve (12) of the Subdivision of Lot One (1) of the Subdivision of the Southwest Quarter (SW¼) and the South one-half (S½) of the Northwest Quarter (NW¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 23, described as commencing at a point thirty three (33.0) feet East and one hundred twenty seven (127.0) feet North of the Southwest corner of said Lot Twelve (12), and running thence North sixty (60.0) feet, thence East one hundred twenty (120.0) feet, thence South sixty (60) feet, thence West one hundred twenty (120.0) 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: July 21, 2015

Doris Mallicoat
Doris L. Mallicoat (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 21 day of July, 2015, by Doris L. Mallicoat, a single person.

Teresa Turnis
Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp.

Teresa Turnis
Commission # 723636 exp 7/25/2018

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