Entered for taxation 22nd day
of July A D 2015
Carol H. Bates Auditor
By D. Hilderand Deputy

Recorded: 7/21/2015 at 3:27:36.0 PM
Fee Amount: $17.00
Revenue Tax: $268.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 1943
REV #244 DOV #253

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)
Thomas J. and Angela K. Martin, 1320 N 5th Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Thomas J. and Angela K. Martin, 1320 N 5th Street, Manchester, IA 52057

Grantors:
Charles J. Nadermann
Nola M. Nadermann

Grantees:
Thomas J. Martin
Angela K. Martin

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 $168,500.00 Dollar(s) and other valuable consideration, Charles J. Nadermann and Nola M. Nadermann, husband and wife do hereby Convey to Thomas J. Martin and Angela K. Martin, 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:

The South eleven (11) feet of Lot Eighty Three (83), except the West one hundred forty (140) feet thereof, and the North sixty two (62) feet of Lot Eighty Four (84), except the West one hundred forty (140) feet thereof, all in Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

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 15, 2015

Charles J. Nadermann (Grantor)

Nola M. Nadermann (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 15 day of July, 2015, by Charles J. Nadermann and Nola M. Nadermann, husband and wife.

TERESA TURNIS
Commission Number 723836
My Comm. Exp. 7-25-17

Signature of Notary Public

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