Entered for taxation 16th day
of August A D 2015
Carla M. Becker Auditor
By P. Hildebrandt Deputy

Recorded: 8/5/2015 at 11:17:02.0 AM
Fee Amount: $17.00
Revenue Tax: $367.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 2089
Rev Stamp# 264 DOV# 274

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)
Matthew R. Menard and Rachel M. Menard, 1561 180th Avenue, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Matthew R. Menard and Rachel M. Menard, 1561 180th Avenue, Manchester, Iowa 52057

Grantors:
Randall R. Wendling
Kathleen J. Wendling

Grantees:
Matthew R. Menard
Rachel M. Menard

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 $230,000.00 Dollar(s) and other valuable consideration, Randall R. Wendling a/k/a Randy Wendling and Kathleen J. Wendling a/k/a Kathy Wendling, husband and wife do hereby Convey to Matthew R. Menard and Rachel M. Menard, 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:

Parcel B, Part Of The NE ¼ - SE ¼ Sec. 32, T90N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2001, Page 4173.

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: 7-30-15

Randall R. Wendling (Grantor)

Kathleen J. Wendling (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 30 day of July, 2015, by Randall R. Wendling and Kathleen J. Wendling.

Patricia Coleman
Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/18/17

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