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Book 2015 Page 2466

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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Tad M. Billmeyer and Britany L. Billmeyer, 1743 110th Street, Strawberry Point, Iowa 52076

Return Document To: (Name and complete address)
Tad M. Billmeyer and Britany L. Billmeyer, 1743 110th Street, Strawberry Point, Iowa 52076

Grantors:
John A. Miller
Julie A. Miller

Grantees:
Tad M. Billmeyer
Britany L. Billmeyer

RECORDED BY
SECURITY FIRST TITLE CO.
PH. # (815) 235-2900
FAX # (815) 235-9955
2015-1543JD

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 $125.000.00 Dollar(s) and other valuable consideration,
John A. Miller, a single person and Julie A. Miller, a single person do hereby Convey to
Tad M. Billmeyer and Britany L. Billmeyer, 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:

That part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Five (5), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa, described as commencing at the Southeast corner of said Southwest Quarter (SW¼), thence North to the North line of the exisiting highway, which is the point of beginning, thence North along the East line of said Southwest Quarter (SW¼) three hundred six (306) feet, thence West three hundred fifty five (355) feet, thence South three hundred six (306) feet, thence East three hundred fifty five (355) feet to the point of beginning

This deed is given in fulfillment of a real estate contract recorded July 11, 2014 in Book 2014, Page 1663.

This deed is exempt according to Iowa Code 428A.2(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: August 26, 2015

John A. Miller (Grantor)

Julie A. Miller (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 28th day of August, 2015, by John A. Miller.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

Signature of Notary Public

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STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 26th day of August, 2015, by Julie A. Miller.

Signature of Notary Public

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____, by _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____, by _____.

Signature of Notary Public

REPRESENTATIVE CAPACITY ACKNOWLEDGMENTS

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____,

by _____

as _____

of _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____,

by _____

as _____

of _____.

Signature of Notary Public