Entered for taxation 11th day
of September A D 2015
Carla A. Becker, Auditor
By R. H. Deboard, Deputy

**Recorded: 9/10/2015 at 1:55:20.0 PM**
**Fee Amount: $17.00**
**Revenue Tax: $204.00**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2015 PG: 2475**
REV #315 DOV #323

# 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)
Daniel Ryan Pilgrim and Brandi Lynn Evans, 817 New Street, Manchester, Iowa 52057

**Return Document To:** (Name and complete address)
Daniel Ryan Pilgrim and Brandi Lynn Evans, 817 New Street, Manchester, Iowa 52057

**Grantors:**
Russell P. Aldrich
Jennifer S. Aldrich

**Grantees:**
Daniel Ryan Pilgrim
Brandi Lynn Evans

**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 $128,000.00 Dollar(s) and other valuable consideration,
Russell P. Aldrich and Jennifer S. Aldrich, husband and wife
do hereby Convey to
Daniel Ryan Pilgrim and Brandi Lynn Evans, single persons
as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lots Sixteen (16) and Seventeen (17), Block Six (6), Shelden & Harris Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, pages 97-98.

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: 9-9-15

Russell P. Aldrich (Grantor)

Jennifer S. Aldrich (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 9 day of Sept, 2015, by
Russell P. Aldrich and Jennifer S. Aldrich.

Signature of Notary Public

JAMES V GRAVELL
Notarial Seal - Iowa
Commission # 167346
My Commission Expires 2-7-16

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