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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
**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)
Kristine A. Sargent, 207 Legion Street, Manchester, IA 52057

**Return Document To:** (Name and complete address)
Kristine A. Sargent, 207 Legion Street, Manchester, IA 52057

**Grantors:**
Kelly C. Koch
Amber Mae Koch

**Grantees:**
Kristine A. Sargent

**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. 101 | Thomas J. Hanson | FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER |
|---|---|---|

# WARRANTY DEED

For the consideration of $75,000.00 Dollar(s) and other valuable consideration, Kelly C. Koch and Amber Mae Koch, husband and wife do hereby Convey to Kristine A. Sargent, a single person the following described real estate in Delaware County, Iowa:

Lot Six Hundred Twenty Six (626), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

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: 8-24-15

Kelly C. Koch (Grantor)

Amber Mae Koch (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 24 day of August, 2015, by Kelly C. Koch and Amber Mae Koch, husband and wife.

JAMES V GRAYBILL
Notarial Seal - Iowa
Commission # 147349
My Commission Expires 1-7-18

Signature of Notary Public

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