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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 E Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
William L. Wilkerson, 828 East Union Street, Manchester, IA 52057

Return Document To: (Name and complete address)
William L. Wilkerson, 828 East Union Street, Manchester, IA 52057

Grantors:
Brett A. Fessler
Brittany N. Fessler

Grantees:
William L. Wilkerson

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 $1.00 Dollar(s) and other valuable consideration,
Brett A. Fessler and Brittany N. Fessler, husband and wife
do hereby Convey to William L. Wilkerson
the following described real estate in Delaware County, Iowa:
That part of Lot Nine (9) of the Subdivision of the Southwest Quarter (SW1/4) and the South one-half (S1/2) of the Northwest Quarter (NW1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 4, described as commencing at a point two and thirty four one-hundredths (2.34) chains East of the Southeast corner of Lot Ten (10) of said Subdivision, and running thence North to a point one hundred seventy (170.0) feet North of the centerline of Union Street in Manchester, Iowa, thence West seventy five (75.0) feet, thence South to the South line of said Lot Nine (9), thence East to the point of beginning.

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: October 23, ~~XXXX~~ 2015

Brett A. Fessler (Grantor)

Brittany N. Fessler (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 23 day of October, 2015, by Brett A. Fessler and Brittany N. Fessler, husband and wife.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires

Signature of Notary Public

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