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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)
Jett M. MacTaggert and Abagail C. MacTaggart, 1008 Sunrise Drive, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Jett M. MacTaggert and Abagail C. MacTaggart, 1008 Sunrise Drive, Manchester, Iowa 52057

Grantors:
Eric D. Brooks
Tammy J. Brooks

Grantees:
Jett M. MacTaggart
Abagail C. MacTaggart

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 $225,000.00 Dollar(s) and other valuable consideration,
Eric D. Brooks and Tammy J. Brooks, husband and wife
do hereby Convey to
Jett M. MacTaggart and Abagail C. MacTaggart, 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:

Lot Three (3) of Meadow Park, A Subdivision of part of the NW ¼ - NE ¼, SW ¼ - NE ¼, NE ¼ NW ¼, and the SE ¼ - NW ¼, all in Section 28, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 188.

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: 11-14-15

Eric D. Brooks (Grantor)

Tammy J. Brooks (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me this 14th day of November, 2015, by
Eric D. Brooks and Tammy J. Brooks.

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-16

Barbara K. Sailer
Signature of Notary Public