Book 2015 Page 3165

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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $24.00
Rev Stamp# 413 DOV# 426

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 23rd day
of November AD 2015
Carol K. Becker, Auditor
By V. Hilsabeck, Deputy

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)
James B. Harbach, 945 E Main St, Manchester, IA 52057

Return Document To: (Name and complete address)
James B. Harbach, 945 E Main St, Manchester, IA 52057

Grantors:
James D. Thompson

Grantees:
James B. Harbach

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 $15,200.00 Dollar(s) and other valuable consideration, James D. Thompson, a single person do hereby Convey to James B. Harbach the following described real estate in Delaware County, Iowa:

All that part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) that lies South of the Maquoketa River, except the West two hundred (200) feet thereof, and all that part of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) that lies South of the tract deeded to Interstate Power Company by Warranty Deed recorded in Book 59 L.D., Pages 551-552, all in Section Twenty Nine (29), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian.

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: November 22, 2015

James D. Thompson, a single person (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 22 day of November, 2015, by James D. Thompson, a single person.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Signature of Notary Public

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