Recorded: 11/30/2015 at 2:32:59.0 PM
Fee Amount: $17.00
Revenue Tax: $148.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 3230
Dov # 437 REV #425

Entered for taxation 1st day
of December A D 2015
Carla K. Bachar, Auditor
By P.H. Dorand, Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Daniel H. Swift, 108 N. Madison Street, PO Box 207, Manchester, IA 52057, Phone: (563) 927-4901

Taxpayer Information: (Name and complete address)
Tracy Sullivan, 38004 Hilton Road, Edgewood, Iowa 52042

Return Document To: (Name and complete address)
Tracy Sullivan, 38004 Hilton Road, Edgewood, Iowa 52042

Grantors:
Heather L. Rochford, fka Heather L. Ernst
fka Heather L. Brady
James M. Rochford

Grantees:
Tracy L. Sullivan

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	Danieal H. Swift	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of One Dollar and 00/100 ($1.00) Dollar(s) and other valuable consideration, Heather L. Rochford, fka Heather L. Ernst, fka Heather L. Brady, and James M. Rochford, wife and husband, do hereby Convey to Tracy L. Sullivan the following described real estate in Delaware County, Iowa:

The South one hundred thirteen (113) feet of the West one fourth (W 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth P.M.

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: 11-24-15

Heather Rochford
Heather L. Rochford (Grantor)

James M. Rochford (Grantor)

fka Heather L. Ernst

fka Heather L. Brady (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 24 day of November, 2015 by Heather L. Rochford, fka Heather L. Ernst, fka Heather L. Brady and James M. Rochford, husband and wife.

ROBERT J. PHILIPP
Commission Number 154854
MY COMM. EXP. 2-1-17

Robert J. Philipp
Signature of Notary Public

Robert J. Philipp

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