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Date 12/07/2015 Time 12:31:32PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $131.20
Rev Stamp# 435 DOV# 445

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 8th day
of December AD 2015
Sarah K. Baxter, Auditor
By P. Hibbard, Deputy

ew Fidelity Bank + Trust
P.O. Box 384
Epworth IA 52045-0384

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
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)
Willie D. Miller, 2405 Pheasant Rd, Hopkinton, IA 52237

Return Document To: (Name and complete address)
Willie D. Miller, 2405 Pheasant Rd, Hopkinton, IA 52237

Grantors:
Daniel W. Yoder
Sarah P. Yoder

Grantees:
Willie D. Miller
Martha A. Miller

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

WARRANTY DEED - JOINT TENANCY

For the consideration of $82,500.00 Dollar(s) and other valuable consideration, Daniel W. Yoder and Sarah P. Yoder, husband and wife do hereby Convey to Willie D. Miller and Martha A. Miller, 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:

That part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty One (21), Township Eighty Seven (87) North, Range Four (4), West of the Fifth Principal Meridian described as commencing at a point that is four hundred fifty six (456.0) feet North of the intersection of the centerline of the Hopkinton-Buck Creek Road with the East line of said Section Twenty One (21), and running from thence West three hundred sixty (360.0) feet, thence North one hundred ninety (190.0) feet, thence East three hundred sixty (360.0) feet, thence South one hundred ninety (190.0) feet to the point of beginning, subject to public highways.

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: 10/30/15

Daniel W. Yoder (Grantor)

Sarah P. Yoder (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 30 day of October, 2015, by Daniel W. Yoder and Sarah P. Yoder, husband and wife.

Signature of Notary Public

NOTARIAL SEAL IOWA
JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2018

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