Recorded: 1/7/2016 at 10:20:24.0 AM
Fee Amount: $17.00
Revenue Tax: $103.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 39
Rev Stamp# 5 DOV# 4

Entered for taxation 8th day
of January AD 2016
Carla K. Barker Auditor
By P. Hildebrand Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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)
Christopher A. Holtz, 300 Strickland Street, Manchester, Iowa 52057

Return Document To: (name and complete address)
Christopher A. Holtz, 300 Strickland Street, Manchester, Iowa 52057

Grantors:
L. Lois Rasmus

Grantees:
Christopher A. Holtz
Carol A. Holtz
Gary E. Holtz

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Steven E. Carr, Attorney

WARRANTY DEED

For the consideration of $65,000.00 Dollar(s) and other valuable consideration, L. Lois Rasmus, a single person, do hereby Convey to Christopher A. Holtz as to an undivided 60%; and Carol A. Holtz and Gary E. Holtz, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, as to an undivided 40% the following described real estate in Delaware County, Iowa:

Lots Seventeen (17) and Eighteen (18), Block One (1), Sunnyside Addition to Manchester, Iowa.

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: 1/5/2016

L. Lois Rasmus

L. Lois Rasmus (Grantor)

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me this 5th day of January, 2016, by L. Lois Rasmus.

LINDA A. B...
Commission Nu...
My Commission Expires
2-14-17

Linda A Bezney

Signature of Notary Public