Entered for taxation 12th day
of January AD 2016
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Document 2016 80 Type 03 001 Pages 2
Date 1/12/2016 Time 8:47:09AM
Rec Amt $12.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Mark A. Maurer, 502 3rd Street, PO Box 38, Delhi, IA 52223

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
M. Dean Maurer
Jean A. Maurer

Grantees:
Mark A. Maurer
Pamela R. Mormann

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 $1.00 Dollar(s) and other valuable consideration, M. Dean Maurer and Jean A. Maurer, husband and wife do hereby Convey to Mark A. Maurer and Pamela R. Mormann, as tenants in common the following described real estate in Delaware County, Iowa:
The North 500 feet of the East 500 feet of the NE¼ of the NE¼ of Section, 7, Township 88 North, Range 4, West of the 5th P.M., in Delaware County, Iowa.

This is a deed between parent and child without actual consideration. This deed is exempt according to Iowa Code 428A.2(11).

The conveyance of a one-half interest of this property to our daughter, Pamela R. Mormann is subject to the obligation that in the event that she seeks to sell the premises that she shall offer her one-half interest for sale to our son, Mark A. Maurer at the total purchase price of $50,000.00. This obligation shall be binding upon the said Pamela R. Moorman, her heirs, successors and assigns.

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: January 11, 2016

X _____
M. Dean Maurer (Grantor)

Jean A. Maurer (Grantor)

M Dean Maurer (Grantor)

_____ (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me this 11 day of January, 2016, by M. Dean Maurer and Jean A. Maurer, husband and wife.

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

Signature of Notary Public

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