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DOV# 36

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 16th day
of February AD 2016
Carol Bosher, Auditor
By S. Nicholson, Deputy

WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Steven Anthony Broghammer and Jenny May Broghammer, 915 E Butler St, Manchester, IA 52057

Return Document To: (Name and complete address)
Steven Anthony Broghammer and Jenny May Broghammer, 915 E Butler St, Manchester, IA 52057

Grantors:
Steven Anthony Broghammer
Jenny May Broghammer

Grantees:
Broghammer Properties, LLC

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	Jane E. 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, Steven Anthony Broghammer and Jenny May Broghammer, husband and wife do hereby Convey to Broghammer Properties, LLC the following described real estate in Delaware County, Iowa:

That part of Lot L of the Iowa Land Company's subdivision of part of Manchester, Iowa, according to plat recorded in Book 4, L.D., Page 514, described as commencing at a point 66.0 feet West of the Southeast corner of said Lot L, and running thence North to the center of Said Lot L, thence West 37.0 feet, thence South to the South line of said Lot L, thence East; to the point of beginning, excepting as parts of streets and alley heretofore deeded to the City of Manchester, Iowa.

Subject to easements, restriction, covenants, ordinances and limited access provision of record.

This deed is exempt according to Iowa Code 428A.2(15).

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 29, 2016

Steven Anthony Broghammer (Grantor)

Jenny May Broghammer (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 29 day of January, 2016, by Steven Anthony Broghammer and Jenny May Broghammer, husband and wife.

JANE S HANSON
Commission Number 791553
My Commission Expires
August 12, 2018

Signature of Notary Public

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