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Book 2016 Page 457

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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Adam S. Sheppard, 18738 County Road D62, Monticello, Iowa 52310

Return Document To: (Name and complete address)
Adam S. Sheppard, 18738 County Road D62, Monticello, Iowa 52310

Grantors:
Steven J. Sheppard
Mary Kay Sheppard

Grantees:
Adam S. Sheppard

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	Steven E. Carr	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 J. Sheppard and Mary Kay Sheppard, husband and wife
do hereby Convey to Adam S. Sheppard
the following described real estate in Delaware County, Iowa:
PARCEL A PART OF THE SE 1/4 - NW 1/4 SEC. 24, T87N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA according to plat recorded in Book 2010, Page 1268.

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: February 5, 2016

Steven J. Sheppard (Grantor)

Mary Kay Sheppard (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 5th day of February, 2016, by Steven J. Sheppard and Mary Kay Sheppard.

Signature of Notary Public

NOTARIAL SEAL IOWA
STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

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