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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 11th day
of March AD 2016
Carla K. Becker, Auditor
By P. Hildebrand, Deputy

Clay
FNB Bank

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
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 L. Halverson and Kirsten S. Halverson, 905 N 5th Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Christopher L. Halverson and Kirsten S. Halverson, 905 N 5th Street, Manchester, Iowa 52057

Grantors:
Dawn M. Gaffney
Gregory L. Gaffney

Grantees:
Christopher L. Halverson
Kirsten S. Halverson

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	Steven E. Carr	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $1.00 Dollar(s) and other valuable consideration, Dawn M. Gaffney and Gregory L. Gaffney, wife and husband do hereby Convey to Christopher L. Halverson and Kirsten S. Halverson, 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:

An undivided 1/3 interest in Lot Three (3) of Tegeler's Second Subdivision Of Lot A & B Of Tegeler's First Subdivision And Lot 4 Of Boom's First Addition, Sec. 29, T89N, R5W, Of The Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 170.

This deed is exempt according to Iowa Code 428A.2(21).

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: March 4, 2016

Dawn M. Gaffney (Grantor)

Gregory L. Gaffney (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 4 day of March, 2016, by Dawn M. Gaffney and Gregory L. Gaffney.

Signature of Notary Public

NOTARIAL SEAL IOWA
TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

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