Book 2016 Page 709

Document 2016 709 Type 03 001 Pages 2
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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $136.80
Rev Stamp# 85 DOV# 81

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 25th day
of March AD 2016
Carla K Becker, Auditor
By D. Hildebrand Deputy

Winnco Bank Winnco
Maquoketa
3 Fountains Office Park Highland Village
4201 Westown Parkway #250
W Des Moines IA 50266

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

C2520532

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)
Michelle E. Boeckenstedt, 524 E. Prospect Street, Manchester, Iowa 52057

Return Document To: (name and complete address)
Michelle E. Boeckenstedt, 524 E. Prospect Street, Manchester, Iowa 52057

Grantors:
Mary Therese Phillabaum n/k/a Mary T. Seehase and
Richard A. Seehase

Grantees:
Michelle E. Boeckenstedt

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Jane E. Hanson, Attorney

WARRANTY DEED

For the consideration of $86,000.00 Dollar(s) and other valuable consideration, Mary Theresa Phillabaum, n/k/a Mary T. Seehase and Richard A. Seehase, wife and husband, do hereby Convey to Michelle E. Boeckenstedt the following described real estate in Delaware County, Iowa:

> That part of Lot Nine (9) of the Subdivision of the Southwest Quarter (SW 1/4) and the South one half (S 1/2) of Northwest Quarter (NW 1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 4, described as commencing at a point on the North line of Prospect Street which is one hundred eighty (180.0) feet East of the West line of said Lot Nine (9), and running thence North one hundred fifteen (115.0) feet, thence East sixty (60.0) feet, thence South one hundred fifteen (115.0) feet to the North line of Prospect Street, thence West sixty (60.0) feet to the point of beginning.

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: 3-1-2016

Mary Theresa Phillabaum n/k/a Mary T. Seehase (Grantor)

Richard A. Seehase (Grantor)

STATE OF **IOWA**, COUNTY OF Delaware

This record was acknowledged before me this 1st day of March, 2016, by Mary Theresa Phillabaum, n/k/a Mary T. Seehase and Richard A. Seehase, wife and husband.

GARY D. REEDER
Commission Number 125082
My Comm. Exp. 7-1-16

Signature of Notary Public