Recorded: 4/7/2016 at 10:37:08.0 AM
Fee Amount: $17.00
Revenue Tax: $42.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 848
Rev Stamp# 106 DOV# 103

Entered for taxation 7th day
of April AD 2016
Clark Beahr, Auditor
By J. Hildebrand Deputy

# WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)
John M. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

**Taxpayer Information:** (Name and complete address)
Roman Hartson and Elizabeth Hartson, 309 Hubbard Street, Colesburg, IA 52035

**Return Document To:** (Name and complete address)
Roman Hartson and Elizabeth Hartson, 309 Hubbard Street, Colesburg, IA 52035

**Grantors:**
Alvin E. Billmeyer, Jr.
a/k/a Alvin Billmeyer

**Grantees:**
Roman Hartson
Elizabeth Hartson

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

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# WARRANTY DEED
# JOINT TENANCY

For the consideration of $27,000.00 Dollar(s) and other valuable consideration, Alvin E. Billmeyer, Jr., a single person a/k/a Alvin Billmeyer do hereby Convey to Roman Hartson and Elizabeth Hartson as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: That part of Lot Sixteen (16) of the Subdivision of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Four (4), Township Ninety (90) North, Range Three (3) West of the Fifth Principal Meridian according to plat recorded in Book 1 Plats, Pages 73-85, described as commencing at a point on the North line of said Lot Sixteen (16) which is one hundred forty four (144.0) feet East of the Northwest corner of said Lot Sixteen (16) running thence South one hundred twenty five (125.0) feet and four (4) inches, thence East sixty (60.0) feet, thence North one hundred twenty five (125.0) feet and four (4) inches to the North line of said Lot Sixteen (16), 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 on APRIL 4, 2016

Alvin Billmeyer

Alvin E. Billmeyer, Jr.(Grantor)
a/k/a Alvin Billmeyer

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on APRIL 4, 2016, by Alvin E. Billmeyer, Jr.

DODD D. SCROGGIN
Commission Number 167888
My Commission Expires
JAN. 5, 2017

Signature of Notary Public

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