Jeff Madlom

Entered for taxation 16th day
of May AD 2016
Auditor
By Deputy

Book 2016 Page 1234

Document 2016 1234 Type 03 001 Pages 2
Date 5/13/2016 Time 2:22:52PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $15.20
Rev Stamp# 161 DOV# 158

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 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)
Steven M. Madlom and Tracy L. Madlom, 173 Prospect Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Steven M. Madlom and Tracy L. Madlom, 173 Prospect Street, Manchester, IA 52057

Grantors:
Loel Jeffery Madlom
Cheryl Ann Madlom

Grantees:
Steven M. Madlom
Tracy L. Madlom

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2016
IOWADOCS®

WARRANTY DEED
JOINT TENANCY

For the consideration of $10,000.00 Dollar(s) and other valuable consideration, Loel Jeffery Madlom and Cheryl Ann Madlom, husband and wife do hereby Convey to Steven M. Madlom and Tracy L. Madlom, 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: The North one hundred (100) feet of that part of Lot Two Hundred Twenty Three (223) lying East of the East line of Wayne Street, except the West one hundred ninety (190) feet thereof, in Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285.

The garage located at the west end of the property is not included. Sellers shall retain ownership of said garage along with all rights and responsibilities and reserve an access easement to the garage as well as an easement 10' wide around the entire outer wall of the garage for reasons reasonably related to its use. Further, the owner and future owners of the land on which the garage is situated shall not be allowed to charge rent to the current and future garage owners.

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 5-13-2016

Loel Jeffery Madlom (Grantor)

Cheryl Ann Madlom (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 13, 2016, by Loel Jeffery Madlom and Cheryl Ann Madlom.

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

Signature of Notary Public

© The Iowa State Bar Association 2016
IowaDocs®