Recorded: 5/27/2016 at 1:10:35.0 PM
Fee Amount: $17.00
Revenue Tax: $88.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 1367

Entered for taxation 31st day
of May AD 2016
Cathy Becker Auditor
By D. 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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Brandon Perry and Megan Perry, 312 N Thomas Street, Earlville, IA 52041

Return Document To: (Name and complete address)
Brandon Perry and Megan Perry, 312 N Thomas Street, Earlville, IA 52041

Grantors:
Brian Miller

Grantees:
Brandon Perry
Megan Perry

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 $55,500.00 Dollar(s) and other valuable consideration, Brian Miller, a single person do hereby Convey to Brandon Perry and Megan Perry, 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: Lot Five (5), Block Forty (40), Earlville, formerly Nottingham, Iowa, according to plat recorded in Book I L.D., Page 346 and Retracement Plat recorded in Book 2012, Page 3253.

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 5-26-16

Brian Miller (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 5-26-16, by Brian Miller.

Patricia Coleman
Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/12/17

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