Book 2016 Page 1486

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 13th day
of June AD 2016
Carla K. Backer, Auditor
By D. Hackbarth 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)
Mary Lou Tracey, 105 N. Franklin St., P.O. Box 279, Manchester, IA 52057, Phone: (563) 927-4925

Taxpayer Information: (Name and complete address)
Richard Fisher and April Fisher, 1312 East Main Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Richard Fisher and April Fisher, 1312 East Main Street, Manchester, Iowa 52057

Grantors:
Lynn F. Miranda

Grantees:
Richard Fisher
April Fisher

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 50,000.00 Dollar(s) and other valuable consideration, Lynn F. Miranda, a single person, do hereby Convey to Richard Fisher and April Fisher, 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: Lots 1, 2 and 3 of Fisher Subdivision, a Subdivision of the West 360 feet of the South 274 feet of the E½ of the SE¼ - SE¼ Section 28, T89N, R5W of the Fifth P.M., Delaware County, Iowa, per plat recorded 05/02/16 in Book 2016, Page 1089 also described as The South two hundred seventy four (274) feet of the East one-half (E½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., including all of Fisher Subdivision A Subdivision Of The West 360 Feet Of The South 274 Feet Of The E½ Of The SE½ - SE½ Section 28, T89N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2016, Page 1089.

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 June 7, 2016

Lynn F. Miranda
Lynn F. Miranda(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 10, 2016, by Lynn F. Miranda, a single person.

JANICE RUSS
COMMISSION # 176244
MY COMMISSION EXPIRES
9-29-18

Janice Russ
Signature of Notary Public

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