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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $180.80
Rev Stamp# 221 DOV# 221

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 5th day
of July AD 2016
Carla K Becker Auditor
By A Rowe 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)
William Geoffrey Shaman and Susan Kay Nelson, 1403 Bixby Avenue NE, Bemidji, MN 56601-2614

EAV (X)

Return Document To: (Name and complete address)
William Geoffrey Shaman and Susan Kay Nelson, 1403 Bixby Avenue NE, Bemidji, MN 56601-2614

Grantors:
Martha Lou Lawson

Grantees:
William Geoffrey Shaman
Susan Kay Nelson

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 $113,500.00 Dollar(s) and other valuable consideration, Martha Lou Lawson, a single person do hereby Convey to William Geoffrey Shaman and Susan Kay Nelson, 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 Twenty One (21), except the West one hundred five (105) feet thereof, and also except the North sixty two (62) feet thereof, in Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., page 245.

The undersigned has personal knowledge that F.G. Gosling who was designated as attorney-in-fact for Edna M. Gosling in the Power of Attorney dated June 13, 1988 is the son of F.G. Gosling who died on September 8, 1974.

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 23, 2016

Martha Lou Lawson (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 23rd, 16, by Martha Lou Lawson.

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

Patricia Coleman
Signature of Notary Public

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