Book 2016 Page 1684

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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $107.20
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 5th day
of July A D 2016
Carla K Becker Auditor
By a Rowe Deputy

433 Bank

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Mitchell W. Tanner, 139 Clara Ave, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Mitchell W. Tanner, 139 Clara Ave, Manchester, Iowa 52057

Grantors:
Nick R. McDowell

Grantees:
Mitchell W. Tanner

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $67,250.00 Dollar(s) and other valuable consideration, Nick R. McDowell, a single person do hereby Convey to Mitchell W. Tanner the following described real estate in Delaware County, Iowa: That part of Lot Three (3) of the Subdivision of Lot Nine (9) of the Subdivision of the North one-half (N1/2) of the Southeast Quarter (SE1/4) and the South one-half (S1/2) of the Northeast Quarter (NE1/4) according to plat recorded in Book A Plats, Page 73, and of Lot Eleven (11) of the Subdivision of the North one-half (N1/2) of the Southeast Quarter (SE1/4) and the South one-half (S1/2) of the Northeast Quarter (NE1/4) according to plat recorded in Book A Plats, Page 6, all in Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point on the South line of Clara Avenue four hundred twenty seven (427.0) feet East of the East line of Franklin Street in Manchester, Iowa, and running thence East sixty seven (67.0) feet, more or less, to the Northeast corner of said Lot Three (3) of the Subdivision of Lot Nine (9), thence South parallel with the East line of Franklin Street one hundred fifty five (155.0), thence West sixty seven (67.0) feet, more or less, to a point directly South of point of beginning, thence North parallel with the East line of Franklin Street one hundred fifty five (155.0) feet to the point of beginning, expect that part included in the East ten thirty ninths (10 10/39) rods of Lot Eleven (11) of said Subdivision

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 6-30-16.

Nick R McDowell

Nick R. McDowell (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 6-30-2016, by Nick. R. McDowell.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

Teresa Turnis
Signature of Notary Public

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