Entered for taxation 5th day
of July AD 2016
Carla K Becker, Auditor
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Book 2016 Page 1688

Document 2016 1688 Type 03 001 Pages 3
Date 6/30/2016 Time 4:24:39PM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $168.80
Rev Stamp# 224 DOV# 224

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

ENV. Collins Community CU 4855 Asbury Rd Dubuque, IA 52002

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)
Ryan W. Miller and Heather C. Baxendale, 701 E Howard Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Ryan W. Miller and Heather C. Baxendale, 701 E Howard Street, Manchester, IA 52057

Grantors:
Ronald M. Swartz
Penny J. Swartz

Grantees:
Ryan W. Miller
Heather C. Baxendale

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $105,900.00 Dollar(s) and other valuable consideration, Ronald M. Swartz and Penny J. Swartz, husband and wife do hereby Convey to Ryan W. Miller, a single person and Heather C. Baxendale, a single person as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: See 1 in Addendum

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 6/17/16

Ronald M. Swartz (Grantor)

Penny J. Swartz (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 6/17/16, by Ronald M. Swartz and Penny J. Swartz.

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

Signature of Notary Public

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Addendum

1. Lot Two Hundred Fifty Nine (259), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, and the North one hundred fifteen (115.0) feet of Lot One (1) of the Subdivision of Lot Thirteen (13) in the Iowa Land Company's Addition to Manchester, Iowa, according to the plat recorded in Book 1 Plats, Page 15.

   Also described as:

   Lot Two Hundred Fifty Nine (259), Manchester, Iowa, and that part of Lot One (1), Subdivision of Lot Thirteen (13), Iowa Land Company's Addition to Manchester, Iowa, described as commencing at the Northeast (NE) corner of said Lot Two Hundred Fifty Nine (259), Manchester, Iowa, and running South along the East line of said Lot Two Hundred Fifty Nine (259) to the Southeast (SE) corner of said Lot Two Hundred Fifty Nine (259), thence East on line with South line of said Lot Two Hundred Fifty Nine (259), sixty (60.0) feet, thence North and parallel with the East line of said Lot Two Hundred Fifty Nine (259) to the North line of Lot One (1), thence West to point of beginning; same being part of Southeast Quarter (SE¼) of Southeast Quarter (SE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), and Southwest Quarter (SW¼) of Southwest Quarter (SW¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the 5th P.M.