Chg
GNB Bank

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Carla K. Bodker, Auditor
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED

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

**Preparer Information:** (Name, address and phone number)
Denny Wilson, 316 1st St. East, Independence, IA 50644, Phone: (319) 334-6061

**Taxpayer Information:** (Name and complete address)
Mackenzie D. Offerman, 100 3rd St, Delaware, IA 52036

**Return Document To:** (Name and complete address)
Mackenzie D. Offerman, 100 3rd St., Delaware, IA 52036

**Grantors:**
Gerald V. Downs
Karla J. Downs

**Grantees:**
Mackenzie D. Offerman

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

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# WARRANTY DEED

For the consideration of ONE (1.00) Dollar(s) and other valuable consideration, Gerald V. Downs a/k/a Gerald Downs and Karla J. Downs a/k/a Karla Downs, husband and wife do hereby Convey to Mackenzie D. Offerman the following described real estate in Delaware County, Iowa: Lots Three Hundred Three (303), Three Hundred Four (304), Three Hundred Five (305), Three Hundred Six (306), Five Hundred Eleven (511), Five Hundred Twelve (512), Five Hundred Thirteen (513) and Five Hundred Fourteen (514), Delaware, Iowa, according to plat recorded in Book 2 L.D., Page 488 of the Delaware County, Iowa Records

This deed given to fullfill a real estate contract dated October 1, 2015 and recorded October 2, 2015 at Book 2015, page 2705 in the office of the Delaware County, Iowa Recorder

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 7/1/16.

Gerald V Downs
Gerald V. Downs (Grantor)
a/k/a Gerald Downs

Karla J Downs
Karla J. Downs (Grantor)
a/k/a Karla Downs

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 7-1-16, by Gerald V. Downs a/k/a Geral Downs and Karla J. Downs a/k/a Karla Downs, husband and wife.

NOTARIAL SEAL IOWA
SARAH ELIZABETH MAURER
Commission Number 779196
My Comm. Exp. 7-2-2019

Sarah Elizabeth Maurer
Signature of Notary Public

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