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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Steven L. Duncan, 18985 171st Avenue, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Steven L. Duncan, 18985 171st Avenue, Manchester, Iowa 52057

Grantors:
Diane S. Simon

Grantees:
Steven L. Duncan

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $35,000.00 Dollar(s) and other valuable consideration, Diane S. Simon, a single person do hereby Convey to Steven L. Duncan the following described real estate in Delaware County, Iowa: Lot One (1), Block Four (4) of Sunset Beach, a Subdivision of parts of Section Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20; same being part of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of said Section Twenty (20); excepting rights of flowage.

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 July 1st, 2016.

Diane S Simon
Diane S. Simon (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 1st, 2016, by Diane S. Simon.

AMY L. HANNA
Commission Number 760918
My Commission Expires
11-20-2018

Amy L. Hanna
Signature of Notary Public

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