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Rev Transfer Tax $47.20
Rev Stamp# 229 DOV# 228

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 6th day
of July A D 2016
Carla K. Becker, Auditor
By R. Hildebrand, Deputy

Return Document To: Brian S. Mensen, 111 E. Reed Street, PO Box 76, Red Oak, IA 51566
Preparer Information: Brian S. Mensen, 111 E. Reed Street, PO Box 76, Red Oak, IA 51566, Phone: (712) 623-4844
Address Tax Statement: Corey A. & Joni L. Coleman, 725 E. Butler Street, Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **Steven B. Mensen, a single person,** does hereby convey to **Corey A. Coleman and Joni L. Coleman, 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 One (1) of Mensen Subdivision, A subdivision of Parcel 2015-86 being all of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4); All of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4); Part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4); and part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Fourteen (14), Township Eighty-nine (89) North, Range Six (6), West of the 5th P.M., according to plat recorded in Book 2016 Page 1556, together with all easements and servient estates appurtenant thereto and subject to applicable zoning regulations and easements of record.**

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: June 30, 2016

Steven B Mensen
Steven B. Mensen (Grantor)

STATE OF **IOWA**, COUNTY OF Delaware

This record was acknowledged before me on 6-30-2016, by **Steven B. Mensen.**

Teresa J. Greve
Signature of Notary Public

NOTARIAL SEAL IOWA
Teresa J. Greve
COMMISSION # 142426
My Commission Expires
02-19-2017