Book 2016 Page 1928

Document 2016 1928 Type 03 001 Pages 2
Date 7/26/2016 Time 10:52:53AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $143.20
Rev Stamp# 263 DOV# 258

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 26th day
of July A D 2016
Auditor
By Deputy

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)
Larry D. Hillier, 109 Nelson Circle, Manchester, Iowa 52057

ENJ
Return Document To: (Name and complete address)
Larry D. Hillier, 109 Nelson Circle, Manchester, Iowa 52057

Grantors:
Carol Staton
Junior Staton

Grantees:
Larry D. Hillier

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $90,000.00 Dollar(s) and other valuable consideration, Carol Staton and Junior Staton, wife and husband do hereby Convey to Larry D. Hillier the following described real estate in Delaware County, Iowa: Lot Twenty Six (26) of the Survey and Plat of Nelson's Subdivision of part of the North one-half (N ½) of the South one-half (S ½) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Pages 2-5.

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 20, 2016.

Carol Staton
Carol Staton (Grantor)

Junior Staton
Junior Staton (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 20, 2016, by Carol Staton and Junior Staton.

Patricia Coleman
Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/18/17

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