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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $391.20
Rev Stamp# 267 DOV# 262

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 28th day
of July AD 2016
Cindy Bahr Auditor
By [illegible] 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)
Ellen L. Howard, 820 Tanglewood Drive, Manchester, IA 52057

Return Document To: (Name and complete address)
Ellen L. Howard, 820 Tanglewood Drive, Manchester, IA 52057

Grantors:
Janet A. Rans

Grantees:
Ellen L. Howard

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $245,000.00 Dollar(s) and other valuable consideration, Janet A. Rans, a single person do hereby Convey to Ellen L. Howard the following described real estate in Delaware County, Iowa: Lot Two (2) of the Plat of Tanglewood Subdivision - Plat No. 2, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 116.

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 28, 2016.

Janet A. Rans (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 28, 2016, by Janet A. Rans.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

Signature of Notary Public

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