Book 2016 Page 2060

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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $400.80
Rev Stamp# 294 DOV# 290

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 9th day
of August AD 2016
Carla K. Baker, Auditor
By S. Hildebrand Deputy

EW
Manchester Comm C.U.
P.O. Box 179
Manchester IA 52057

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
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)
Leann K. Miller and Victor J. Boeding, 905 Evergreen Drive, Manchester, IA 52057

Return Document To: (Name and complete address)
Leann K. Miller and Victor J. Boeding, 905 Evergreen Drive, Manchester, IA 52057

Grantors:
Michael W. Cole
Lori L. Cole

Grantees:
Leann K. Miller
Victor J. Boeding

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $251,000.00 Dollar(s) and other valuable consideration, Michael W. Cole and Lori L. Cole, husband and wife do hereby Convey to Leann K. Miller and Victor J. Boeding, wife and husband as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: Lot Six (6) of Evergreen Addition – A Subdivision of Parcel G of the South Half (S ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼), Part of Lot Nine (9) of the Southwest Quarter (SW ¼) and the South Half (S ½) of the Northwest Quarter (NW ¼) and Part of Lot One (1) of Lot Eighteen (18) of the Subdivision of Lot Eleven (11) of the Southwest Quarter (SW ¼) and the South Half (S ½) of the Northwest Quarter (NW ¼) all in Section Twenty-Eight (28), Township Eighty Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 193.

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 8/11/16

Michael W. Cole (Grantor)

Lori L. Cole (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8/11/16, by Michael W. Cole and Lori L. Cole.

MEGAN FRANCOIS
COMMISSION NUMBER 785255
MY COMMISSION EXPIRES
4/28/17

Signature of Notary Public

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