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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $122.40
Rev Stamp# 298 DOV# 294

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 11th day
of August AD 2016
Carla K. Bodler, Auditor
By P. Hibbard, Deputy

Ew
Cottage State Bank
1318 W. Main St.
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)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Tate & Nicole Ponsar, 111 S. Center Street, Dundee, Iowa 52038

Return Document To: (Name and complete address)
Tate & Nicole Ponsar, 111 S. Center Street, Dundee, Iowa 52038

Grantors:
Mary J. Boll

Grantees:
Tate T. Ponsar
Nicole L. Ponsar

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 $77,000.00 Dollar(s) and other valuable consideration, Mary J. Boll, a single person do hereby Convey to Tate T. Ponsar and Nicole L. Ponsar, 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: That part of Lot One (1), Block Two (2), Seward's Addition to Dundee, Iowa, according to plat recorded in Book 1 Plats, Page 109, and of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty Seven (27), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., described as commencing at a point thirty four (34) feet North of the Southeast corner of said Lot One (1), and running thence North one hundred one (101) feet, thence West three hundred five and forty eight one hundredths (305.48) feet, thence North fifty (50) feet, thence Northwesterly along the South line of the Railroad right of way to West line of said Section Twenty Seven (27), thence South along said section line one hundred ninety two and forty four one hundredths (192.44) feet, thence East to the place of beginning.

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 8-4-16

Mary J. Boll
Mary J. Boll(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF LOUISIANA, COUNTY OF Washington

This record was acknowledged before me on 8/4/2016, by Mary J. Boll, a single person

Document not prepared by Notary. Notarization constitutes verification of signature(s) only.

Richelle L. Luper, Notary Public
Notary ID # 79790
My commission is for life

Richelle L Luper
Signature of Notary Public

RICHELLE L. LUPER NOTARY ID 79790 PUBLIC WASHINGTON PARISH, LA

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