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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Joslyn N. Sailer, 405 Jefferson Street, Suite B, Waterloo, IA 50701, Phone: (319) 229-7060

Taxpayer Information: (Name and complete address)
Kory Young, 217 Anderson Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Kory Young, 217 Anderson Street, Manchester, IA 52057

Grantors:
Philip E. Hess
Melissa A. Hess

Grantees:
Kory Young

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $115,000.00 Dollar(s) and other valuable consideration, Philip E. Hess and Melissa A. Hess, husband and wife do hereby Convey to Kory Young, a married person the following described real estate in Delaware County, Iowa: Lot Sixteen (16), except the South thirty three (33) feet thereof, except the West seven and one-half (7 1/2) feet thereof, and except the East eighty seven (87) feet thereof, of the Subdivision of Lot One (1) of the Subdivision of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 23.

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 7/28/16.

Philip E. Hess (Grantor)

Melissa A. Hess (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on _____, by Philip E. Hess and Melissa A. Hess.

STEPHANIE K. SPRAGUE
Commission Number 785579
My Comm. Exp. 8/15/17

Signature of Notary Public

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