Entered for taxation 15th day
of August AD 2016
Cinda K. Becker, Auditor
By S. Hibbard, Deputy

Recorded: 8/15/2016 at 2:43:17.0 PM
Fee Amount: $17.00
Revenue Tax: $335.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 2142

Rev Stamp# 308 DOV# 305

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
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)
Harold and Sara Mattice, 2265 150th Ave., Manchester, IA 52057

Return Document To: (Name and complete address)
Harold and Sara Mattice, 2265 150th Ave., Manchester, IA 52057

Grantors:
Wilma M. Hatch

Grantees:
Harold G. Mattice
Sara J. Mattice

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 $210,000.00 Dollar(s) and other valuable consideration, Wilma M. Hatch, a single person do hereby Convey to Harold G. Mattice and Sara J. Mattice, 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 the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section One (1), Township Eighty Eight (88) North, Range Six (6), West of the Fifth Principal Meridian lying South of the right-of-way of U.S. Highway No. 520 and described as commencing at a point six and three-tenths (6.3) feet South of the Northwest corner of said Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of said Section One (1), thence South on the West line of Section One (1), one thousand two hundred and nine-tenths (1200.9) feet, thence East three hundred thirty five (335.0) feet, thence North one thousand two hundred four and two-tenths (1204.2) feet to the South right-of-way line of U.S. Highway No. 520, thence Westerly on a thirty eight thousand two hundred (38200.0) foot radius curve concave Northerly a distance of three hundred thirty five and three one-hundredths (335.03) feet to the point 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 8-15-16

Wilma M. Hatch

Wilma M. Hatch (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8-15-16, by Wilma M. Hatch, a single person

CHRISTINE L TEGELER
Notarial Seal - Iowa
Commission # 138836
My Commission Expires 3-6-2019

Christine L Tegeler
Signature of Notary Public

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