Entered for taxation 24th day
of August AD 2016
John Becker, Auditor
By S. Hildebrand, Deputy

Book 2016 Page 2235

Document 2016 2235 Type 03 001 Pages 2
Date 8/23/2016 Time 12:45:59PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $226.40
Rev Stamp# 319 DOV# 315

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

Recorder's Cover Sheet

Preparer's Information:
Anita M. Olson, 5572 Pierce Street, St. Charles Iowa, 50240 515-975-8969

Taxpayer's Information: (Kyle Hargrafen, 404 E. Howard Street, Manchester, IA 52057)

Return Document to: (Kyle Hargrafen, 404 E. Howard Street, Manchester, IA 52057

Grantor's Anthony J. Keppler and Gerarda M. Keppler
a/k/a Gerarda M. Lahey-Keppler

Grantee's Kyle Hargrafen and Andrea Hargrafen

Legal Description: See Page 2

Document or Instrument Number of Previously Recorded Documents:

AFTER RECORDING RETURN TO:
Kyle Hargrafen, 404 E. Howard Street, Manchester, IA 52057

Prepared by: Anita M. Olson, 5572 Pierce St, St. Charles, IA 50420, 515-975-8969

Tax Statements : Kyle Hargrafen, 404 E. Howard Street, Manchester, IA 52057

WARRANTY DEED

For the Consideration of One ($1.00) Dollar and other valuable consideration **Anthony J. Keppler and Gerarda M. Keppler**, husband and wife,** do hereby Convey **to Kyle Hargrafen and Andrea Hargrafen, husband and wife, as joint tenants and not as tenants in common with rights of survivorship,** the following described real estate in **Delaware** County, Iowa

Lot Three Hundred Five (305), Manchester, Iowa, according to plat recorded in Book I L.D., page 284.

Otherwise known as 404 E. Howard Street, Manchester, Iowa..

Grantors do hereby Covenant with grantee, and her successor 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 s 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8-15-2016

Anthony J. Keppler

Gerarda M. Keppler **

**a/k/a Gerarda M. Lahey-Keppler

State of Iowa:

Ss

County of Dubuque

This instrument was acknowledged before me on this 15 day of August, 2016, by Anthony J. Keppler and Gerarda M. Keppler, husband and wife..

PATRICIA A SWIGGUM
Commission Number 164207
My Commission Expires
March 4, 2019

Notary State of Iowa.