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Document 2016 2780 Type 03 001 Pages 2
Date 10/12/2016 Time 10:13:27AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $265.60
Rev Stamp# 385 DOV# 382

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 13th day
of October AD 2016
Carla K. Becker Auditor
By P. Hildebrand Deputy

Fidelity Bank + Trust
P.O. Box 99
Guttenberg IA
52052

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)
David W. Meredith and Kimberly A. Schilb, 1552 190th Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
David W. Meredith and Kimberly A. Schilb, 1552 190th Avenue, Manchester, IA 52057

Grantors:
Lucas R. Thomsen
Melanie A. Thomsen

Grantees:
David W. Meredith
Kimberly A. Schilb

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 $166,500.00 Dollar(s) and other valuable consideration, Lucas R. Thomsen and Melanie A. Thomsen, husband and wife do hereby Convey to David W. Meredith, a single person and Kimberly A. Schilb, a single person as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: Parcel A, Part of the NW ¼- SW ¼ Sec. 34, T90N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 1999, Page 4184

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 10/10/16

Lucas R. Thomsen(Grantor)

Melanie A. Thomsen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 10, 2016, by Lucas R. Thomsen and Melanie A. Thomsen.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

Signature of Notary Public

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