Clay
GNB Bank

Entered for taxation 31st day
of October AD 2016
Carla K. Becker, Auditor
By S. Hildebrand Deputy

Book 2016 Page 2989

Document 2016 2989 Type 03 001 Pages 2
Date 10/28/2016 Time 3:22:00PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $180.80
Rev Stamp# 410 DOV# 407

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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

**Taxpayer Information:** (Name and complete address)
Benjamin A. Lechtenberg, 725 E Butler Street, Manchester, IA 52057

**Return Document To:** (Name and complete address)
Benjamin A. Lechtenberg, 725 E Butler Street, Manchester, IA 52057

**Grantors:**
Corey A. Coleman
Joni Coleman

**Grantees:**
Benjamin A. Lechtenberg

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

© The Iowa State Bar Association 2016
IOWADOCS®

# WARRANTY DEED

For the consideration of $113,500.00 Dollar(s) and other valuable consideration, Corey A. Coleman and Joni Coleman, husband and wife do hereby Convey to Benjamin A. Lechtenberg the following described real estate in Delaware County, Iowa: The East fifty four (54) feet of Lot Two (2) of the Subdivision of Lots Eleven (11) and Twelve (12) of Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, page 8.

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 October 26, 2016.

Corey A. Coleman (Grantor)

Joni Coleman (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 26, 2016, by Corey A. Coleman and Joni Coleman.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

Signature of Notary Public

© The Iowa State Bar Association 2016
IowaDocs®