Book 2016 Page 2994

Document 2016 2994 Type 03 001 Pages 2
Date 10/31/2016 Time 9:38:07AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $135.20
Rev Stamp# 411 DOV# 408

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

EW
Collins Comm CU
P.O. Box 10500
Cedar Rapids, IA
52410

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)
Amanda J. Brose and Cory L. Brose, 735 E. Union St., Manchester, IA 52057

Return Document To: (Name and complete address)
Amanda J. Brose and Cory L. Brose, 735 E. Union St., Manchester, IA 52057

Grantors:
Ruth L. Peyton
John W. Peyton III

Grantees:
Amanda J. Brose
Cory L. Brose

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 $85,000.00 Dollar(s) and other valuable consideration, John W. Peyton III and Ruth L. Peyton, husband and wife do hereby Convey to Cory L. Brose and Amanda J. Brose, 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: THE NORTH ONE HUNDRED TWENTY FIVE (125) FEET OF THE WEST EIGHTY THREE AND SEVENTY THREE HUNDREDTHS (83.73) FEET OF LOT TWENTY THREE (23), IOWA LAND COMPANY'S ADDITION TO MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 4 L.D., PAGES 484-485

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 Oct 6, 2016

Ruth L. Peyton (Grantor)

John W. Peyton III (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Oct 6, 2016, by John W. Peyton III and Ruth L. Peyton.

BARBARA K. SAILER
Commission Number 194503
My Commission Expires
1-26-19

Signature of Notary Public

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