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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)
Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736, Phone: (563) 927-2782

Taxpayer Information: (Name and complete address)
Chapman Properties, L.R.C., L.L.C., 505 E. Main St., Manchester, IA 52057

Return Document To: (Name and complete address)
Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736

Grantors:
James H. Graham, a/k/a James Howard Graham
Betty R. Graham

Grantees:
Chapman Properties, L.R.C., L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of Forty-Five Thousand Dollar(s) and other valuable consideration, James H. Graham, a/k/a James Howard Graham and Betty R. Graham, husband and wife do hereby Convey to Chapman Properties, L.R.C., L.L.C. the following described real estate in DELAWARE County, Iowa:

The South one-half (S ½) of Lot Two Hundred Eighty-Two (282) except the East twenty-five (25.0) feet thereof, and the South one-half (S ½) of Lot Two Hundred Eighty-Three (283), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

This conveyance is burdened by these restrictions: Grantee herein is prohibited from conveying the captioned property for any sales price for a period of 30-days from October 26, 2016. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than $54,000 until 90-days from October 26, 2016. These restrictions shall run with the land and are not personal to the Grantee.

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 10/21/16

James H. Graham, a/k/a James Howard Graham (Grantor)

Dated on 10-19-16

Betty R. Graham (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 10/21/16, by James H. Graham a/k/a James Howard Graham.

STEVEN L. DUNCAN
Commission Number 149826
My Commission Expires
12-29-18

Steven L. Duncan
Signature of Notary Public

STATE OF TEXAS, COUNTY OF TRAVIS

This record was acknowledged before me on 10-19-2016, by Betty R. Graham.

MARTHA J. RAMIREZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-17-19

Signature of Notary Public

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