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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Ulysses Coun CU
P.O. Box 179
Ulysses IA 50077

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Timothy T. Schloss, 118 West Mission Street, Strawberry Point, IA 52076, Phone: (563) 933-2029

Taxpayer Information: (Name and complete address)
Nicholas A. and Katherine A. Letts, 1572 180th Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Nicholas A. and Katherine A. Letts, 1572 180th Street, Manchester, Iowa 52057

Grantors:
Michael J. Pettlon
Billie J. Pettlon

Grantees:
Katherine A. Letts
Nicholas A. Letts

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of ----One and 00/00---- Dollar(s) and other valuable consideration, Michael J. Pettlon and Billie J. Pettlon, Husband and Wife do hereby Convey to Katherine A. Letts and Nicholas A. Letts, Wife and Husband the following described real estate in Delaware County, Iowa:

That part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Eighty Nine (89) North, Range Six (6), West of The Fifth Principal Meridian described as commencing at the Southeast comer of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and running thence North on the East line of said forty acre tract a distance of five hundred fifteen (515.0) feet to the point of beginning, thence West three hundred six and five-tenths (306.5) feet, thence North 19° 52' East two hundred fifty three and six-tenths (253.6) feet to the centerline of the county road, thence South 63° 29' East along said centerline two hundred forty six (246.0) feet to the East line of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), thence South along said East line one hundred twenty eight and nine-tenths (128.9) feet to the point of beginning.

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 10-20-16.

Michael J Pettlon
Michael J. Pettlon (Grantor)

Billie J Pettl
Billie J. Pettlon (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 10-20-16, by Michael J. Pettlon and Billie J. Pettlon.

MEGAN FRANCOIS
COMMISSION NUMBER 785255
MY COMMISSION EXPIRES
7/8/17

Megan Francois
Signature of Notary Public

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