Recorded: 11/2/2016 at 3:01:04.0 PM
Fee Amount: $17.00
Revenue Tax: $583.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 3048
Rev Stamp #424 DOV# 419

Entered for taxation 2nd day
of November A D 2016
Cindy K. Becker, Auditor
By D. Hildebrand, Deputy

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)
Christopher J. Ries, 18401 224th Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Christopher J. Ries, 18401 224th Street, Manchester, IA 52057

Grantors:
Mart E. Ward
Diane Ward

Grantees:
Christopher J. Ries

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $365,000.00 Dollar(s) and other valuable consideration, Mart E. Ward and Diane Ward, husband and wife do hereby Convey to Christopher J. Ries the following described real estate in Delaware County, Iowa: Lots Nineteen (19) and Twenty (20) of Oak Way Extension, A Subdivision of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Five (5), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, and Part of the Northwest Quarter (NW ¼) of Section Four (4), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, page 112, as corrected by plat recorded in Book 3 Plats, Page 233.

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 27, 2016.

Mart E. Ward
Mart E. Ward (Grantor)

Diane Ward
Diane Ward (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 27, 2016, by Mart E. Ward and Diane Ward.

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

Signature of Notary Public

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