Entered for taxation 8th day
of November AD 2016
Carla K. Bates Auditor
By [illegible] Deputy

Book 2016 Page 3062

Document 2016 3062 Type 03 001 Pages 1
Date 11/04/2016 Time 10:25:58AM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $323.20
Rev Stamp# 427 DOV# 421

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WD Return To:
RIVER RIDGE ESCROW CO
4056 GLASS ROAD NE
CEDAR RAPIDS IA 52402

Prepared by: Brianna J. Steitzer, Brianna J. Steitzer Law Office, P.L.C., 2645 50th Street, Marion, IA 52302 (319) 651-5871

Send tax statement to/~~return to~~: Eddie W Charles, Jr. and Danielle L Ford, 101 Livingston Dr, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Charles F Bacon and Joy A Bacon, husband and wife, do hereby Convey to Eddie W Charles, Jr. and Danielle L Ford, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Five (5), Six (6) and Seven (7), of Leroy Jackson's Addition to Hopkinton, Iowa, according to the plat recorded in Book 15 L.D., Page 415; except the South eight (8) rods of the West sixteen (16) rods thereof, and except the South eleven (11) rods of the East twelve (12) rods thereof, and further excepting that part conveyed to the Town of Hopkinton for use as public streets and alleys

Subject to all covenants, conditions, restrictions and easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 stated above; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10-27-____, 2016.

Charles F Bacon (Grantor)

Joy A Bacon (Grantor)

STATE OF IOWA)
) ss:
COUNTY OF Linn

Signed and acknowledged before me on October 27, 2016, by Charles F Bacon and Joy A Bacon, husband and wife.

JILL RICH
Commission Number 783704
My Commission Expires
April 18, 2017

NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA