GWB Bank

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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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Matt Hermsen, 115 East Union, Manchester, IA 52057

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Gail Carpenter

Grantees:
~~Matt Hermsen~~
Matthew J. Hermsen

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $149,000.00 Dollar(s) and other valuable consideration, Gail Carpenter, a single person do hereby Convey to ~~Matt Hermsen~~ Matthew J. Hermsen the following described real estate in Delaware County, Iowa: That part of Lot Twenty (20) that lies North of Seeley Street, except the North one hundred thirty two (132.0) feet thereof, of Henry Acers' Addition to Manchester, Iowa.

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 11/20/2016.

Gail Carpenter
Gail Carpenter (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on November 28, 2016, by Gail Carpenter, a single person.

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

Steven L. Duncan
Signature of Notary Public

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