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Book 2016 Page 3291

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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Billie Jo Robertson, 105 Line Street, Manchester, IA 52057

Return Document To: ~~(Name and complete~~ address)
Billie Jo Robertson, 105 Line Street, Manchester, ~~IA 52057~~

Grantors:
Randall J. Francois
Megan C. Francois

Grantees:
Billie Jo Robertson

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $117,000.00 Dollar(s) and other valuable consideration, Randall J. Francois and Megan C. Francois, husband and wife do hereby Convey to Billie Jo Robertson the following described real estate in Delaware County, Iowa: The East seventy two (72) feet of the West one hundred sixty five (165) feet of Lot Fifty One (51), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

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 November 20, 2016.

Randall J. Francois (Grantor)

Megan C. Francois (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on November 20, 2016 by Randall J. Francois and Megan C. Francois.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

Signature of Notary Public

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