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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FTM Bank

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)
Michael E. Ward, 1580 162nd Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Michael E. Ward, 1580 162nd Avenue, Manchester, IA 52057

Grantors:
Walter C. Zehr
Amy N. Zehr

Grantees:
Michael E. Ward

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $122,500.00 Dollar(s) and other valuable consideration, Walter C. Zehr and Amy N. Zehr, husband and wife do hereby Convey to Michael E. Ward the following described real estate in Delaware County, Iowa: That part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Thirty One (31), Township Ninety (90) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the Northwest corner of said Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), and running thence East on the North line of said Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) a distance of six hundred ninety (690.0) feet, thence South four hundred twenty five (425.0) feet, thence Westerly to a point on the West line of said Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) which point is three hundred eighty (380.0) feet South of the point of beginning, thence North three hundred eighty (380.0) 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 11-26-2016.

Walter C. Zehr (Grantor)

Amy N. Zehr (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 11-26-2016, by Walter C. Zehr and Amy N. Zehr.

TERESA TURNIS
Commission Number 723686
My Comm. Exp. 7-25-18

Signature of Notary Public

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