Entered for taxation 5th day
of December A D 2016
Carla K Becker, Auditor
By A Rowe, Deputy

Book 2016 Page 3349

Document 2016 3349 Type 03 001 Pages 2
Date 12/02/2016 Time 3:13:17PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $63.20
Rev Stamp# 463 DOV# 456

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)
Shane P. Chesmore, 20560 247th Street, Delhi, IA 52223

Return Document To: (Name and complete address)
Shane P. Chesmore, 20560 247th Street, Delhi, IA 52223

Grantors:
Kathleen Hart

Grantees:
Shane P. Chesmore

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $42,000.00 Dollar(s) and other valuable consideration, Kathleen Hart a/k/a Kay Hart, a single person do hereby Convey to Shane P. Chesmore the following described real estate in Delaware County, Iowa: Lot One (1) of Hart Second Subdivision, a Replat of Lots 1, 2, and 3 of Hart Subdivision in the NE 1/4 of the SW 1/4, Section 32, T89N, R5W in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2009, Page 4392.

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 12-1-16.

Kathleen Hart (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12-1-16, by Kathleen Hart.

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

Signature of Notary Public

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