Book 2016 Page 3475

Document 2016 3475 Type 03 001 Pages 3
Date 12/19/2016 Time 10:48:41AM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $239.20
Rev Stamp# 478 DOV# 472

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 20th day
of December AD 2016
Carla K. Becker, Auditor
By P. Hildebrand, Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Daniel H. Swift, 108 N. Madison, PO Box 207, Manchester, IA 52057, Phone: (563) 927-4901

Taxpayer Information: (Name and complete address)
Betty Lois Koelker, 1964 221st St., Manchester, IA 52057

Return Document To: (Name and complete address)
Betty Lois Koelker, 1964 221st St., Manchester, IA 52057

Grantors:
Adam Hamlett
Jaci Hamlett

Grantees:
Betty Lois Koelker

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Adam M. Hamlett a/k/a Adam Hamlett and Jaci Hamlett, husband and wife do hereby Convey to Betty Lois Koelker the following described real estate in Delaware County, Iowa: The East four (4) rods of Lot Fifty Two (52), 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 17 December 2016

Adam Hamlett (Grantor)

Jaci Hamlett (Grantor)

KAREN L CAREY Commission No. 746487 My Commission Expires April 18, 2019

(Grantor)

DANIEL H. SWIFT Commission Number 118682 My Comm. Exp. NOV. 1, 2017

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12/19/2016, by Adam Hamlett.

DANIEL H. SWIFT Commission Number 118682 My Comm. Exp. NOV. 1, 2017

Signature of Notary Public

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STATE OF IOWA, COUNTY OF ~~DELAWARE~~ Fayette

This record was acknowledged before me on December 17, 2016, by Jaci Hamlett.

Signature of Notary Public

STATE OF IOWA, COUNTY OF _____

This record was acknowledged before me on _____, by _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____.

Signature of Notary Public