Book 2016 Page 3501

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Date 12/20/2016 Time 8:20:55AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $71.20
Rev Stamp# 481 DOV# 477

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 20th day
of December AD 2016
Carla H. Bechel, Auditor
By R. Hilbrand, Deputy

Return To: Nicholas R. McGraw & Rachel L. McGraw, 1901 Hwy 13, Manchester, Iowa 52057
Preparer: Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, (563) 927-5920
Taxpayer: Nicholas R. McGraw & Rachel L. McGraw, 1901 Hwy 13, Manchester, Iowa 52057

WARRANTY DEED - JOINT TENANCY

For the consideration of $45,000.00 Dollar(s) and other valuable consideration, Leon C. Kelchen and Dixie L. Kelchen, husband and wife do hereby convey to Nicholas R. McGraw and Rachel L. McGraw, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

> Lots Two (2) and Three (3), except the North Sixty (60) feet thereof, of Block Seven (7), Wood and Woodruff's Addition to Dundee, Iowa, according to the recorded plat thereof.

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.

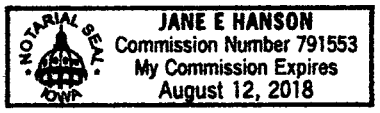
Dated: 12/19/2016

Leon C. Kelchen
Leon C. Kelchen (Grantor)

Dixie L. Kelchen
Dixie L. Kelchen (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 9, 2016, by Leon C. Kelchen and Dixie L. Kelchen, husband and wife.



Signature of Notary Public