Recorded: 12/27/2016 at 10:56:52.0 AM
Fee Amount: $17.00
Revenue Tax: $255.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 3544
Rev Stamp# 501 DOV# 487

Entered for taxation 27th day
of December A D 2016
Carla V. Parker Auditor
By P. Hildebrand Deputy

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Nicole E. and Carl J. Broghammer, 1704 Firefly Road, Manchester, IA 52057

Return Document To: (Name and complete address)
Nicole E. and Carl J. Broghammer, 1704 Firefly Road, Manchester, IA 52057

Grantors:
John C. Broghammer
Mary D.Broghammer

Grantees:
Nicole E. Broghammer
Carl C. Broghammer

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $160,000.00- Dollar(s) and other valuable consideration, John C. Broghammer and Mary D. Broghammer, husband and wife do hereby Convey to Nicole E. Broghammer and Carl J. Broghammer, wife and husband as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: Lot Three (3) of Broghammer Subdivision A Subdivision of Parcel 2016-60 In the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW¼-NW ¼) Of Section 7, Township 89 North, Range 5 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2016, Page 3127.

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 12/23/16

John C. Broghammer (Grantor)

Mary D. Broghammer (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12/23/16, by John C. Broghammer and Mary D. Broghammer, husband and wife.

GARRETT J SOPPE
Commission Number 768970
My Commission Expires
May 5, 2017

Signature of Notary Public

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