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Document 2016 3596 Type 03 001 Pages 2
Date 12/28/2016 Time 2:45:51PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $109.60
Rev Stamp# 507 DOV# 493

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 30th day
of December AD 2016
Carla K. Bockes, Auditor
By T. Hibbsrud, Deputy

Citizens State Bank
1818 W. Main St
Manchester IA
52057

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 $69,000.00 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 One (1) 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 December 28, 2016

John C. Broghammer (Grantor)

Mary D. Broghammer (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 28 2016 by John C. Broghammer and Mary D. Broghammer, husband and wife.

NOTARIAL SEAL IOWA
THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

Signature of Notary Public

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