Entered for taxation 5th day
of January AD 2017
Carla K. Becker, Auditor
By P. Hildebrand, Deputy

Book 2017 Page 48

Document 2017 48 Type 03 001 Pages 2
Date 1/04/2017 Time 2:24:23PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $175.20
Rev Stamp# 6

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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Bryan J. Rieken, 1014 New Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Bryan J. Rieken, 1014 New Street, Manchester, IA 52057

Grantors:
Richard J. Foust
Dianne K. Foust

Grantees:
Bryan J. Rieken

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2016
IOWADOCS®

WARRANTY DEED

For the consideration of $110,000.00 Dollar(s) and other valuable consideration, Richard J. Foust and Dianne K. Foust, husband and wife do hereby Convey to Bryan J. Rieken the following described real estate in Delaware County, Iowa: Lot Four (4) of "Homeworks Subdivision" being a subdivision of Parcel J in Section 33, Township 89 North, Range 5 West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 1999, Page 232.

Subject however to an easement for ingress and egress over and across the North 15 feet of the above described Lot 4 for the benefit of Lot 3 of Homeworks Subdivision.

This deed is given in fulfilment of a recorded Real Estate Contract between the parties recorded on January 6, 2014 in Book 2014, Page 26.

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 1-3-17.

Richard J. Foust

Richard J. Foust (Grantor)

Dianne K. Foust

Dianne K. Foust (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 3rd 2017, by Richard J. Foust and Dianne K. Foust, husband and wife.

NOTARIAL SEAL IOWA

SCOTT R. WILSON
Commission Number 766464
My Commission Expires
1-28-17

Signature of Notary Public

© The Iowa State Bar Association 2016
IowaDocs®