Entered for taxation 12th day
of January AD 2017
Carol Bader, Auditor
By D.H. McManus Deputy

Recorded: 1/12/2017 at 3:09:45.0 PM
Fee Amount: $17.00
Revenue Tax: $252.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 154
Rev Stamp #14 DOV #12

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information: (name and complete address)
Rex A. Schlicht and Valarie L. Schlicht, 1895 210th Street, Manchester, Iowa 52057

Return Document To: (name and complete address)
Rex A. Schlicht and Valarie L. Schlicht, 1895 210th Street, Manchester, Iowa 52057

Grantors:
Lynn F. Miranda

Grantees:
Rex A. Schlicht and Valarie L. Schlicht

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of $158,400.00 Dollar(s) and other valuable consideration, Lynn F. Miranda, a single person do hereby Convey to Rex A. Schlicht and Valarie L. Schlicht, 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:

> The South two hundred seventy four (274) feet of the East one-half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except Lots One (1), Two (2), and Three (3) of Fisher Subdivision A Subdivision of The West 360 Feet of the South 274 Feet of the East 1/2 of the SE 1/4 - SE 1/4 Section 28, T89N, R5W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2016, Page 1089.

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: 12-28-2016

Lynn F. Miranda

Lynn F. Miranda (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12-28-2016, by Lynn F. Miranda, a single person.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

Teresa Turnis

Signature of Notary Public