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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 30th day
of January AD 2017
Carla K. Bathes, 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)
Douglas R. and Denise L. Bishop, 1764 240th Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Jerome Callan
Kathy Callan

Grantees:
Douglas R. Bishop
Denise L. Bishop

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 $217,152.00 Dollar(s) and other valuable consideration, Jerome Callan and Kathy Callan, husband and wife do hereby Convey to Douglas R. Bishop and Denise L. Bishop, 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: Parcel K, Part Of The SE¼-SE¼ Sec. 8, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2011, Page 3742.

This deed is given in fulfillment of a recorded Real Estate Contract between the parties recorded on January 11, 2012 in Book 2012, Page 110.

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 January 26, 2017

Jerome Callan
Jerome Callan(Grantor)

Kathy Callan
Kathy Callan (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on January 26, 2017, by Jerome Callan and Kathy Callan, 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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