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Book 2017 Page 338

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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)
Drake Real Estate, LLC 217 N Franklin Street, Manchester, IA 52057

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

Grantors:
Drake, Ltd.

Grantees:
Drake Real Estate, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Drake. Ltd., a Partnership do hereby Convey to Drake Real Estate, LLC, an Iowa Limited Liability Company the following described real estate in Delaware County, Iowa: The North one-half of Lot 34 and the West sixteen (16.0) feet of Lot 35, Manchester, Iowa, according to plat recorded in Book I, L.D., Page 284, including any and all easements running in favor of said real estate and subject to easements of record.

This deed is exempt according to Iowa Code 428A.2(15).

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 1/31/2017.

Drake, Ltd.

MEMBER/PARTNER

By: Craig Ingamells - Partner(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on JANUARY 31, 2017, by Craig Ingamells -Partner of Drake, Ltd.

PATRICIA L. SALOW
Commission Number 141739
My Commission Expires
November 26, 2019

Patricia L. Salow
Signature of Notary Public

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