Entered for taxation 2nd day
of February AD 2017
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Book 2017 Page 355

Document 2017 355 Type 03 001 Pages 2
Date 2/01/2017 Time 3:36:17PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $53.60
Rev Stamp# 40 DOV# 35

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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Nicholas J. Weber and Joshua A. Soppe, 804 W Delaware Street, Manchester, IA 52057

Return Document To: (Name and complete address)
~~Nicholas J. Weber and~~ Joshua A. Soppe, ~~804 W Delaware Street, Manchester, IA 52057~~ 205 N. Tama St Manchester IA 52057

Grantors:
Kenneth P. Hart
Judith A. Hart

Grantees:
Nicholas J. Weber
Joshua A. Soppe

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $34,000.00 Dollar(s) and other valuable consideration, Kenneth P. Hart a/k/a Ken Hart and Judith A. Hart, husband and wife do hereby Convey to Nicholas J. Weber and Joshua A. Soppe as tenants in common the following described real estate in Delaware County, Iowa: Lot Five Hundred Eighty Four (584), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, and plat recorded in Book 2005, Page 2611

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 2-1-2017.

Kenneth P. Hart (Grantor)

Judith A. Hart (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 1, 2017, by Kenneth P. Hart and Judith A. Hart.

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

Signature of Notary Public

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