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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 3rd day
of February AD 2017
Caleb Bockes, Auditor
By S. Hibbard, Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
(X) Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Jeremy Sickels and Nathan Sickels c/o Jane Sickels, 205 Anderson Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Jeremy Sickels and Nathan Sickels c/o Jane Sickels, 205 Anderson Street, Manchester, IA 52057

Grantors:
Jane A. Sickels

Grantees:
Jeremy Sickels
Nathan Sickels

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, Jane A. Sickels, a single person do hereby Convey to Jeremy Sickels and Nathan Sickels as tenants in common the following described real estate in Delaware County, Iowa: Parcel B of Plat of Survey of Parcel A, B and C of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian in the City of Manchester, Delaware County, Iowa, as per Plat recorded in Book 6 Plats, page 166 of the records of the Delaware County Recorder.

This deed is exempt according to Iowa Code 428A.2(21).

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 February 3, ~~2016~~ 2017.

Jane A. Sickels

Jane A. Sickels (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 3, 2017, by Jane A. Sickels.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

Signature of Notary Public

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