**Recorded: 2/6/2017 at 12:11:02.0 PM**
**Fee Amount: $17.00**
**Revenue Tax: $160.80**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2017 PG: 388**
REV Stamp #46 DOV# 41

Entered for taxation 7th day
of February A D 2017
Carla K. Becker, Auditor
By P. Hildebrand Deputy

# WARRANTY DEED
## 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)
William L. Curtis, 121 E Prospect Street, Manchester, Iowa 52057

**Return Document To:** (name and complete address)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057

**Grantors:**
Michelle L. Tegeler nka Michelle L. Maiers and
Jason Maiers

**Grantees:**
William L. Curtis

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

## WARRANTY DEED

For the consideration of $101,000.00 Dollar(s) and other valuable consideration, Michelle L. Tegeler, nka Michelle L. Maiers and Jason Maiers, wife and husband do hereby Convey to William L. Curtis, a single person the following described real estate in Delaware County, Iowa:

> The North one-half (N 1/2) of the East forty six (46.0) feet of the West two-thirds (W 2/3), of Lot Eighteen (18), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245; excepting any encroachment instruments of record wherein the description of adjacent property is made on the supposition that the Lot is two hundred ten (210.0) feet square.

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: 2-3-17

Michelle L. Tegeler nka Michelle L. Maiers (Grantor)

Jason Maiers (Grantor)

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on 2-3-17, by Michelle L. Tegeler, nka Michelle L. Maiers and Jason Maiers, wife and husband.

LINDA A. BESSEY
Commission Number 116084
My Commission Expires
6-14-17

Signature of Notary Public