Recorded: 2/6/2017 at 12:23:29.0 PM
Fee Amount: $12.00
Revenue Tax: $151.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 390
Rev Stamp# 47 DOV# 42

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

WARRANTY DEED

Return to: Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736
Preparer: Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736, Phone: (563) 927-2782
Taxpayer: Nicole A. Harbaugh, 717 E Fayette St, Manchester, IA 52057

For the consideration of Ten Dollar(s) and other valuable consideration, James R. McGraw and Diana L. McGraw, husband and wife do hereby Convey to Nicole A. Harbaugh the following described real estate in Delaware County, Iowa: Lot Eleven (11) of the Subdivision of Lots One Hundred Sixteen (116) and One Hundred Seventeen (117) of Manchester, Iowa, and Lots One (1) and Two (2) of Iowa Land Company's Addition to Manchester, Delaware County, Iowa, according to plat recorded in Book 1 Plats, Page 114

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 1/25/17

James R. McGraw (Grantor)

Diana L. McGraw (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 30, 2017, by James R. McGraw and Diana L. McGraw.

LINDA A. BESSEY
Commission Number 116034
My Commission Expires
6-14-17

Signature of Notary Public

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