Ent'l Central State Bank
PO Box 40
Elkader, IA 52043

Entered for taxation 8th day
of March AD 2017
Carolyn Becker Auditor
By D. Hildebrand Deputy

Book 2017 Page 662

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Date 3/07/2017 Time 10:26:20AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $87.20
Rev Stamp# 80 DOV# 73

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Gary L. Mick, 318 S. River Park Dr., P.O. Box 609, Guttenberg, IA 52052-0609,
Phone: (563) 252-1733

Taxpayer Information: (name and complete address)
Christine M. LeGrand: P.O. Box 66, Colesburg, IA 52035-0066

Return Document To: (name and complete address)
Rightway Realty: P.O. Box 818, Guttenberg, IA 52052-0818

Grantors:
Brandon C. Bailey and Samantha A. Bailey

Grantees:
Christine M. LeGrand

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, Brandon C. Bailey and Samantha A. Bailey, husband and wife, do hereby convey to Christine M. LeGrand the following described real estate in Delaware County, Iowa:

> Lot Four (4), Block Three (3), Colony Addition to Colesburg, Iowa, according to the corrected and amended Plat of Colesburg, Delaware County, Iowa, recorded in Book 1, Plats, Pages 73-86.

Transfer Tax: $87.20

Grantors do hereby covenant with grantee, 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: 2/26/17

Brandon C. Bailey (Grantor)

Samantha A. Bailey (Grantor)

STATE OF **IOWA**, COUNTY OF Delaware

This record was acknowledged before me on 2/26/17, by Brandon C. Bailey and Samantha A. Bailey, husband and wife.

GARY K WILLMAN
Notarial Seal - Iowa
Commission # 100235
My Commission Expires 10/3/17

Signature of Notary Public