Entered for taxation 14th day
of March A D 2017
Cole A. Becker, Auditor
By L. Hildebrand, Deputy

Recorded: 3/13/2017 at 12:56:44.0 PM
Fee Amount: $12.00
Revenue Tax: $239.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 732
Rev Stamp #90

Preparer: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return to/Taxpayer: Cole M. Beckman, 1939 210th Street, Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Kevin L. Offerman and Mary E. Offerman, husband and wife, do hereby convey to Cole M. Beckman, a single person, the following described real estate in Delaware County, Iowa:

Parcel B in the SE ¼ - SW ¼ Section 27- T89N – R5W Delaware County, Iowa, according to plat recorded in Book 2004, Page 328.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

This deed is in fulfillment of a certain Real Estate Contract dated October 15, 2014 and filed for record on October 16, 2014 in Volume 2014, Page 2603, of the Records of the County Recorder of Delaware County, Iowa. The transfer is exempt from Declaration of Value and Groundwater Hazard Statement as it is, pursuant to Iowa Code Section 428A.2, given in fulfillment of a real estate contract.

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: 3/7/17, 2016.

Kevin L. Offerman (Grantor)

Mary E. Offerman (Grantor)

STATE OF IOWA COUNTY OF Delaware

This record was acknowledged before me this 7th day of March, 2017, by Kevin L. Offerman and Mary E. Offerman, husband and wife.

RICHARD E MCMAHON
Commission Number 756974
My Commission Expires
2-16-2018

Notary Public