Entered for taxation 14th day
of March AD 2017
Carla K. Backer, Auditor
By P. Hildebrand, Deputy

Recorded: 3/14/2017 at 11:11:33.0 AM
Fee Amount: $17.00
Revenue Tax: $207.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 746
Rev Stamp# 94 DOV# 90

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Mitchell J. Dingbaum and Stefanie L. Brooks, 217 Summit Street, Earlville, IA 52041

Return Document To: (Name and complete address)
Mitchell J. Dingbaum and Stefanie L. Brooks, 217 Summit Street, Earlville, IA 52041

Grantors:
James E. Laxson
Joanne L. Laxson

Grantees:
Mitchell J. Dingbaum
Stefanie L. Brooks

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $130,000.00 Dollar(s) and other valuable consideration, James E. Laxson and Joanne L. Laxson, husband and wife do hereby Convey to Mitchell J. Dingbaum and Stefanie L. Brooks as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: That part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., described as commencing at a point four hundred twenty (420) feet North of the Southeast corner of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) and running thence West eight (8) rods twelve and one-half (12½) feet, thence North two hundred forty (240) feet, thence East eight (8) rods twelve and one-half (12½) feet, thence South two hundred forty (240) feet to the point of beginning.

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 March 6, 2017

James E. Laxson (Grantor)

Joanne L. Laxson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on March 6, 2017, by James E. Laxson and Joanne L. Laxson, husband and wife.

NOTARIAL SEAL IOWA
MARY KAY STARKS
COMMISSION NUMBER 773649
MY COMMISSION EXPIRES
June 29, 2018

Signature of Notary Public

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