Entered for taxation 16th day
of March AD 2017
Carla K. Becker, Auditor
By D. Hildebrand, Deputy

Book 2017 Page 765

Document 2017 765 Type 03 001 Pages 1
Date 3/15/2017 Time 2:35:27PM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $114.40
Rev Stamp# 98

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

Return to: Christopher J. Nefzger, 205 Liberty St., Manchester, IA 52057
Preparer: James C. Holmes, 222 3rd St SE #314, Cedar Rapids, IA 52401, Phone: (319) 365-6259
Taxpayer: Christopher J. Nefzger, 205 Liberty St., Manchester, IA 52057

For the consideration of One Dollar(s) and other valuable consideration, Dwayne G. Thompson, also known as Dwayne Glenn Thompson, single, do hereby Convey to Christopher J. Nefzger the following described real estate in Delaware County, Iowa: The North one-half (N1/2) of the West one-half (W1/2) of the East one-half (E1/2) of Lot Six (6) of Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, except the South seven and one-half (71/2) feet of the East seventeen (17.0) feet thereof

(This deed is given in fulfillment of the real estate contract dated January 30, 2015, filed February 3, 2015 in Book 2015, Page 299, Delaware County Recorder's Office. No Declaration of Value required, Iowa Code Section 428A.4.)

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

Dwayne G. Thompson (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on March 6, 2017, by Dwayne G. Thompson, also known as Dwayne Glenn Thompson, single.

JAMES C. HOLMES
COMMISSION NUMBER 143923
MY COMMISSION EXPIRES
7-16-2017

Signature of Notary Public

© The Iowa State Bar Association 2017
IowaDocs®