Entered for taxation 21st day
of March AD 2017
Carla H. Baxter Auditor
By D. Hildebrand Deputy

Recorded: 3/20/2017 at 3:53:05.0 PM
Fee Amount: $17.00
Revenue Tax: $143.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 789
Rev Stamp #102 DOV #95

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Lori A. Biggart, 833 N Franklin Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Lori A. Biggart, 833 N Franklin Street, Manchester, IA 52057

Grantors:
Virgil S. High
Carol J. High

Grantees:
Lori A. Biggart

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $90,000.00 Dollar(s) and other valuable consideration, Virgil S. High a/k/a Virgil High and Carol J. High a/k/a Carol High, husband and wife do hereby Convey to Lori A. Biggart the following described real estate in Delaware County, Iowa: Lot One (1) of Subdivision of Lot Nine (9) of Subdivision of North one-half (N 1/2) of Southeast Quarter (SE 1/4) and South one-half (S 1/2) of Northeast Quarter (NE 1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 73 AND Lot Ten (10) of the Subdivision of the North one-half (N 1/2) of the Southeast Quarter (SE 1/4) and the South one-half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book A Plats, Page 6.

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 3-16-2017.

Virgil S. High
Virgil S. High (Grantor)

Carol J. High
Carol J. High (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 16, 2017, by Virgil S. High a/k/a Virgil High and Carol J. High a/k/a Carol High.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 2-25-18

Teresa Turnis
Signature of Notary Public

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