Recorded: 3/29/2017 at 8:35:18.0 AM
Fee Amount: $12.00
Revenue Tax: $10.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 880

Rev Stamp# 113 DOV# 106

Entered for taxation 31st day
of March AD 2017
Carla K. Becker, Auditor
By P. Hildebrand, Deputy

WARRANTY DEED

Return to: Dean Nightingale, PO Box 91, Dundee, IA 52038
Preparer: Matthew D. Piersall, 3716 1st Ave NE, Cedar Rapids, IA 52402, Phone: (319) 297-7222
Taxpayer: Dean Nightingale, PO Box 91, Dundee, IA 52038

For the consideration of one Dollar(s) and other valuable consideration, John F. Wendling, a single person do hereby Convey to Dean Nightingale the following described real estate in Delaware County, Iowa: Parcel 2016-73 In Part Of The Southeast Quarter Of The Northeast Quarter of Section 35, Township 90 North, Range 6, West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2016 Page 3080, subject to all easements, covenants, and restrictions of record.

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 28, 2017

John F. Wendling (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on March 28, 2017, by John F. Wendling, a single person.

NOTARIAL SEAL IOWA
MATTHEW D. PIERSALL
Commission Number 718056
My Commission Expires
August 20, 2017

Signature of Notary Public

© The Iowa State Bar Association 2017
IowaDocs®