Entered for taxation 7th day
of April AD 2017
Carla K. Becker Auditor
By K. Hildebrand Deputy

Recorded: 4/7/2017 at 11:14:57.0 AM
Fee Amount: $17.00
Revenue Tax: $111.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 964
Rev Stamp #124 DOV#120

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: (name and complete address)
Jeannie M. Wessels, 142 E Prospect Street, Manchester, Iowa 52057

Return Document To: (name and complete address)
Jeannie M. Wessels, 142 E Prospect Street, Manchester, Iowa 52057

Grantors:
Christina L. Parrott f/k/a Christina L. Fannon

Grantees:
Jeannie M. Wessels

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $70,000.00 Dollar(s) and other valuable consideration, Christina L. Parrott f/k/a Christina L. Fannon, single person do hereby Convey to Jeannie M. Wessels, a single person the following described real estate in Delaware County, Iowa:

> The West sixty (60) feet of the East one hundred twenty (120) feet of the South one hundred fifty (150) feet of Lot Fourteen (14) of the Subdivision of part 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 P.M., 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: 4-6-17

Christina L Parrott

Christina L. Parrott f/k/a Christina L. Fannon
(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 4-6-17, by Christina L. Parrott f/k/a Christina L. Fannon, a single person.

Barbara K Sailer

Signature of Notary Public

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-24-19