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Book 2017 Page 1054

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# 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)
Tera Lynn Martin, 116 E Prospect Street, Manchester, IA 52057

**Return Document To:** (Name and complete address)
Tera Lynn Martin, 116 E Prospect Street, Manchester, IA 52057

**Grantors:**
Delbert G. Moore

**Grantees:**
Tera Lynn Martin

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

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# WARRANTY DEED

For the consideration of $85,000.00 Dollar(s) and other valuable consideration, Delbert G. Moore a/k/a Delbert Moore, a single person do hereby Convey to Tera Lynn Martin the following described real estate in Delaware County, Iowa: That part of Lot Fourteen (14) of the Subdivision of part of the North one-half (N½) of the Southeast Quarter (SE¼) and the South one-half (S½) of the Northeast Quarter (NE¼) 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, described as commencing one hundred twenty (120) feet East of the Southeast corner of Lot Fifteen (15) of said Subdivision, running thence North one hundred fifty (150) feet, thence East sixty (60) feet, thence South one hundred fifty (150) feet, thence West sixty (60) feet to the point of beginning

This deed is given in fulfillment of a real estate contract filed November 4, 2013 in Book 2013, Page 3476.

This deed is exempt according to Iowa Code 428A.2(1).

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 April 6, 2017.

Delbert G. Moore (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 6, 2017, by Delbert G. Moore a/k/a Delbert Moore.

DACIA WINSTON
Commission Number 792932
My Commission Expires
October 29, 2018

Signature of Notary Public

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