Entered for taxation 25th day
of May A D 2017
Carla K. Becker Auditor
By R. Hilderand Deputy

Recorded: 5/24/2017 at 11:01:47.0 AM
Fee Amount: $17.00
Revenue Tax: $175.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 1458
Rev Stamp# 190

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information:
Charles P. Augustine, BL000015141, Klatt Law Firm, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304

Taxpayer Information:
Matthew A. Uthoff and Heather M. Uthoff, 313 Potter St., Manchester, IA 52057

Return Document To:
UICCU, PO Box 800, North Liberty, IA 52317

Grantor:
Andrew J. Lange and Jennifer S. Lange

Grantees:
Matthew A. Uthoff, a/k/a Matthew Uthoff and Heather M. Uthoff, a/k/a Heather Uthoff

Legal Description: See Page 2

TSC#171181

SPECIAL WARRANTY DEED

For the consideration of **One and no/100---------- Dollar(s)** and other valuable consideration, **Andrew J. Lange and Jennifer S. Lange, husband and wife**, do hereby Convey to **Matthew A. Uthoff, a/k/a Matthew Uthoff and Heather M. Uthoff, a/k/a Heather Uthoff, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Delaware County**, Iowa:

The West 16 feet of the North One-half of Lot 262, and the North One-half of Lot 263, Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

This deed is in fulfillment of a contract between the parties recorded February 3, 2014, in Book 2014 Page 262, in the office of the Delaware County Recorder. Exempt from Declaration of Value and Groundwater Hazard Statement.

Grantor does Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under it, except as may be above stated, and none other.

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: 5/16/17

Andrew J. Lange

Jennifer S. Lange

STATE OF Iowa, COUNTY OF Delaware ss:

This instrument was acknowledged before me on this 16 day of May, 2017, by Andrew J. Lange and Jennifer S. Lange, husband and wife.

Elise Bergan
COMMISSION NUMBER 711108
My Commission Expires
6-16-19

Notary Public