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

Recorded: 5/24/2017 at 11:38:28.0 AM
Fee Amount: $17.00
Revenue Tax: $106.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 1460
Rev Stamp #191 DOV#194

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
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)
James O. Scott and Samantha J. Scott, 1108 Gales Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
James O. Scott and Samantha J. Scott, 1108 Gales Avenue, Manchester, IA 52057

Grantors:
Steven M. Madlom
Tracy L. Madlom

Grantees:
James O. Scott
Samantha J. Scott

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $67,000.00 Dollar(s) and other valuable consideration, Steven M. Madlom and Tracy L. Madlom, husband and wife do hereby Convey to James O. Scott and Samantha J. Scott, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: The North one-half (N½) of the East thirty nine (39.0) feet of the West one-half (W½) of Lot Twenty One (21), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, excepting any instrument of record which might affect the title to the above described lot, wherein descriptions were made on the basis that said lot was two hundred ten (210.0) feet in its dimensions.

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 May 21, 2017

Steven M. Madlom (Grantor)

Tracy L. Madlom (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 21, 2017, by Steven M. Madlom and Tracy L. Madlom.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 1-25-18

Signature of Notary Public

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