Recorded: 5/25/2017 at 8:19:33.0 AM
Fee Amount: $17.00
Revenue Tax: $324.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 1472
Rev Stamp# 194 DOV# 197

Entered for taxation 25th day
of May AD 2017
Carla K. Becker Auditor
By D. Hildebrand Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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)
Marc Bodeau, 915 E Butler St, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Marc Bodeau, 915 E Butler St, Manchester, Iowa 52057

Grantors:
Steven A. Broghammer
Jenny M. Broghammer

Grantees:
Marc Bodeau

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $203,000.00 Dollar(s) and other valuable consideration, Steven A. Broghammer and Jenny M. Broghammer, husband and wife do hereby Convey to Marc Bodeau, a single person the following described real estate in Delaware County, Iowa: Lot Seven (7), Block One (1), Ungs' Subdivision of Lot One Sec. 28, T. 89 N., R.5 W., Delaware County, Iowa, according to plat recorded in Book 2 Plats, Pages 123-124

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 17, 2017.

Steven A. Broghammer (Grantor)

Jenny M. Broghammer (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 17, 2017, by Steven A. Broghammer and Jenny M. Broghammer, husband and wife.

Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/11/17

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