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Entered for taxation 13th day
of June AD 2017
Carla K. Boeckler, Auditor
By S. Hildebrand, Deputy

Book 2017 Page 1595

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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)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Chelsea M. Loeffelholz, 119 Clara Ave, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Chelsea M. Loeffelholz, 119 Clara Ave, Manchester, Iowa 52057

Grantors:
Benjamin Ogden
Kara Hauser

Grantees:
Chelsea M. Loeffelholz

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $91,000.00 Dollar(s) and other valuable consideration, Benjamin Ogden and Kara Hauser, husband and wife do hereby Convey to Chelsea M. Loeffelholz, a married person the following described real estate in Delaware County, Iowa: That part of Lot Three (3) of the Subdivision of Lot Nine (9) of the Subdivision 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 73, and of Lot Eleven (11) of the Subdivision 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, described as commencing at a point on the South line of Clara Avenue two hundred ninety one (291) feet East of the East line of Franklin Street, thence East sixty eight (68) feet, thence South one hundred fifty five (155) feet, thence West sixty and one-half (60 1/2) feet, thence North thirty nine (39) feet, thence West seven and one-half (7 1/2) feet, thence North one hundred sixteen (116) feet to the point of beginning.

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 June 6, 2017.

Benjamin Ogden (Grantor)

Kara Hauser (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 6, 2017, by Benjamin Ogden and Kara Hauser, husband and wife.

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

Signature of Notary Public

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