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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)
Daniel H. Swift, 108 N. Madison, PO Box 207, Manchester, IA 52057, Phone: (563) 927-4901

Taxpayer Information: (Name and complete address)
Wade's Custom Woodworking LLC, 613 West Delaware Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Wade's Custom Woodworking LLC, 613 West Delaware Street, Manchester, IA 52057

Grantors:
Don R. Gentz

Grantees:
Wade's Custom Woodworking LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Don R. Gentz, a single person do hereby Convey to Wade's Custom Woodworking LLC, an Iowa Limited Liability Company the following described real estate in Delaware County, Iowa: That part of the North one hundred twenty-six and two-tenths (126.2) feet of that part of Lot Eight (8) that lies East of the railroad right-of-way of the Subdivision of the East three-fourths (E ¾) of the South one-half (S ½) of Section Thirty two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book A Plats, Page 5, described as commencing at the Northeast corner of said Lot Eight (8), thence Westerly along the North line of said Lot Eight (8) a distance of eighty (80) feet, thence South parallel to the West line of said Lot Eight (8) a distance of one hundred twenty-six and two-tenths (126.2) feet, thence East eighty (80) feet to the East line of said Lot Eight (8), thence North one hundred twenty-six and two-tenths (126.2) feet to the point of beginning n/k/a Parcel Q part of the N 126.2' of Lot 8 of the subdivision of the E ¾ - S ½ of Sct 32, T89N, R5W of the fifth PM, City of Manchester, Delaware County, Iowa per plat recorded in Book 2012 Page 1261.

This Warranty Deed is given in full and complete performance of Real Estate Contract - Short Form recorded with the Delaware County Recorder on April 15, 2015 in Book 2015, Page 879.

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 6-21-17.

Don R. Gentz (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 6/21/17, by Don R. Gentz.

DACARI L PALMER
Commission Number 794354
My Commission Expires
February 2, 2019

Signature of Notary Public

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