Recorded: 6/26/2017 at 8:48:47.0 AM
Fee Amount: $17.00
Revenue Tax: $175.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 1715
Rev Stamp# 237 DOV# 241

Entered for taxation 27th day
of June AD 2017
Carla K. Becker, Auditor
By S. Hildebrand Deputy

WARRANTY DEED
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)
Darris E. Schrader, 728 E Main Street, Manchester, Iowa 52057

Return Document To: (name and complete address)
Darris E. Schrader, 728 E Main Street, Manchester, Iowa 52057

Grantors:
Jason Carlson and
Rachel Carlson f.k.a Rachel Niles

Grantees:
Darris E. Schrader

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $110,000.00 Dollar(s) and other valuable consideration, Jason Carlson and Rachel Carlson f.k.a Rachel Niles, husband and wife do hereby Convey to Darris E. Schrader, a single person the following described real estate in Delaware County, Iowa:

> Lot Seven (7) of the Subdivision of Lots One Hundred Sixteen (116) and One Hundred Seventeen (117) in the Town of Manchester, Iowa, and of Lots One (1) and Two (2) in Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 114.

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: June 19, 2017.

Jason Carlson (Grantor)

Rachel Carlson

Rachel Carlson f.k.a Rachel Niles (Grantor)

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on JUNE 19, 2017, by Jason Carlson and Rachel Carlson f.k.a. Rachel Niles, husband and wife.

CANDACE HOWARD
MY COMMISSION # GG 040709
EXPIRES: October 20, 2020
Bonded Thru Budget Notary Services

Signature of Notary Public