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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
E. Michael Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
John & Teresa Thibadeau, 1699 228th Avenue, Manchester, Iowa 52057

Return Document To: (Name and complete address)
E. Michael Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057

Grantors:
John Thibadeau

Grantees:
John W. Thibadeau, Jr
Teresa M. Thibadeau

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 six thousand and 00/100 ($6,000.00) Dollar(s) and other valuable consideration, John Thibadeau, a single person do hereby Convey to John W. Thibadeau, Jr and Teresa M. Thibadeau, 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 West 21 feet of Lot 653 except for the Northerly 70 feet thereof, in the City of Manchester, Iowa.
AND
an undivided one-half interest in:
Lot Six hundred fifty four (654) except the North eighty six (86) feet thereof and Lot Six hundred fifty five (655) except the North eighty six (86) feet thereof all of above described real estate being in the City of Manchester, Delaware County, Iowa subject to easements of record.

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 7-3-17

John Thibadeau (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DELAWARE~~ Clayton
This record was acknowledged before me on 7-3-17, by John Thibadeau.

JULIE A. MEYERS
Commission Number 199812
My Commission Expires
12-28-2019

Julie A. Meyers
Signature of Notary Public

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