Entered for taxation 18th day
of July AD 2017
Carla K. Becker, Auditor
By P. Hilbrand, Deputy

Recorded: 7/18/2017 at 8:49:12.0 AM
Fee Amount: $17.00
Revenue Tax: $196.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 1971
Rev Stamp #280 DOV#290

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

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

Taxpayer Information: (Name and complete address)
Angela M. Lee, 909 New Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Angela M. Lee, 909 New Street, Manchester, IA 52057

Grantors:
Matthew L. Breckenfelder
Sara J. Breckenfelder

Grantees:
Angela M. Lee

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $123,000.00 Dollar(s) and other valuable consideration, Matthew L. Breckenfelder and Sara J. Breckenfelder, husband and wife do hereby Convey to Angela M. Lee the following described real estate in Delaware County, Iowa: Lot Ten (10), Block Five (5), Shelden & Harris Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Pages 97-98

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 July 13, 2017.

Matthew L. Breckenfelder (Grantor)

Sara J. Breckenfelder (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 13, 2017, by Matthew L. Breckenfelder and Sara J. Breckenfelder.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

Signature of Notary Public

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