Entered for taxation 1st day
of August A D 2017
Carla K. Becker, Auditor
By D. Hildebrand, Deputy

Recorded: 7/31/2017 at 11:26:47.0 AM
Fee Amount: $17.00
Revenue Tax: $176.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 2074
Rev Stamp #291 DOV# 301

WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Hillary J. Friedmann, 510 Herder St., P.O. Box 843, Guttenberg, IA 52052, Phone: (563) 329-0570

Taxpayer Information: (Name and complete address)
Benjamin M. Elliot, 27189 Horseshoe Rd., Greeley, IA 52050

Return Document To: (Name and complete address)
Benjamin M. Elliot, 27189 Horseshoe Rd., Greeley, IA 52050

Grantors:
Gary L. Bahls
Beverly A. Bahls

Grantees:
Benjamin M. Elliot

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Gary L. Bahls and Beverly A. Bahls, husband and wife do hereby Convey to Benjamin M. Elliot, a single person the following described real estate in Delaware County, Iowa: Lot Five (5), Block One (1), Colesburg, Iowa, according to Corrected and Amended Plat of the Incorporated Town of Colesburg recorded in Book 1 Plats, Page 73 to 86, AND

The East Ninety (90) feet of Lot Six (6), Block One (1), Colesburg, Iowa, according to Corrected and Amended Plat of the Incorporated Town of Colesburg recorded in Book 1 Plats, Page 73 to 86

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 7-28-17.

Gary L Bahls
Gary L. Bahls (Grantor)

Beverly A. Bahls
Beverly A. Bahls (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on July 28, 2017, by Gary L. Bahls and Beverly A. Bahls, husband and wife.

LISA ANNE MAIERS
Commission Number 177511
My Commission Expires
1-19-19

Lisa Anne Maiers
Signature of Notary Public

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