Recorded: 8/8/2017 at 8:07:31.0 AM
Fee Amount: $12.00
Revenue Tax: $239.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 2146
Rev Stamp#306 DOV# 316

Entered for taxation 8th day
of August A D 2017
Carolyn Bockes Auditor
By S. Hilgerand Deputy

WARRANTY DEED

Return to: Benjamin D. Nelson, 20088 247th St, Manchester, IA 52057
Preparer: Marc W. Casey, 225 1st Ave E, Dyersville, IA 52040, Phone: (563) 875-9112
Taxpayer: Benjamin D. Nelson, 20088 247th St, Manchester, IA 52057

For the consideration of Ten Dollar(s) and other valuable consideration, Brett J. Schaffner, a single person do hereby Convey to Benjamin D. Nelson the following described real estate in Delaware County, Iowa: Lot Nineteen (19) of Willie's Second Subdivision of Part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Fifteen (15), and Part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Fifteen (15), and Part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Fourteen (14) and Part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 106.

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 7-21-17

Brett J. Schaffner (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 07/21/2017, by Brett J. Schaffner, a single person.

LINDA A. BESSEY
Commission Number 116084
My Commission Expires 6-14-19

Signature of Notary Public

© The Iowa State Bar Association 2017
IowaDocs®