Book 2017 Page 2187

Document 2017 2187 Type 03 001 Pages 2
Date 8/11/2017 Time 1:54:47PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $12.00
Rev Stamp# 314 DOV# 323

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 14th day
of August AD 2017
Carla K. Becker Auditor
By T. Hildebrand Deputy

Env. Cynthia Castelletti
P.O. Box 10
Hopkinton, IA 52237

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Cynthia Hanna Castelletti, 316 2nd St SE, Ste 124, Cedar Rapids, IA 52401, (319) 362-2137

Taxpayer Information: (name and complete address)
Dennis Summers and Marisa J. Summers
1228 N Franklin St Apt 6, Manchester, IA 52057

Return Document To: (name and complete address)
Dennis Summers and Marisa J. Summers
1228 N Franklin St Apt 6, Manchester, IA 52057

Grantors:
Kaitlin Hutchinson

Grantees:
Dennis Summers and Marisa J. Summers

Legal Description:

The North one-half (N ½) of Lots One (1) and Two (2), Block Six (6), Hopkinton, Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329 and plat recorded in Book 8 Plats, Page 71; also that part of vacated Broadway Street adjacent to the North one-half (N ½) of said Lots lying South of a line parallel to and sixty six (66) feet South of the North line of said Broadway Street

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Kaitlin Hutchinson, a single person, does hereby convey to Dennis Summers and Marisa J. Summers, 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 North one-half (N ½) of Lots One (1) and Two (2), Block Six (6), Hopkinton, Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329 and plat recorded in Book 8 Plats, Page 71; also that part of vacated Broadway Street adjacent to the North one-half (N ½) of said Lots lying South of a line parallel to and sixty six (66) feet South of the North line of said Broadway Street
>
> Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: 8·8·17

Kaitlin Hutchinson

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me this 8th day of August, 2017, by Kaitlin Hutchinson, a single person.

EVAN R. HUGHES
Commission Number 767121
My Commission Expires
4-14-20

Notary Public – State of Iowa