Chg Tom Hanson

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Carla N. Becker, Auditor
By [illegible] Deputy

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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Stephen H. Palmer and Anita M. Palmer, 621 Line Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Stephen H. Palmer and Anita M. Palmer, 621 Line Street, Manchester, IA 52057

Grantors:
James W. Hill

Grantees:
Stephen H. Palmer
Anita M. Palmer

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 $50,000.00 Dollar(s) and other valuable consideration, James W. Hill, a single person do hereby Convey to Stephen H. Palmer and Anita M. Palmer, 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: Lot Three (3) and Lot Four (4) of Hill's First Addition, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2002, Page 4458.

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 August 30, 2017

James W. Hill (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 30, 2017, by James W. Hill.

DACIA WINSTON
Commission Number 792932
My Commission Expires
October 29, 2018

Signature of Notary Public

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