Recorded: 9/1/2017 at 2:38:21.0 PM
Fee Amount: $17.00
Revenue Tax: $196.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 2422
Rev Stamp #353 DOV# 363

Entered for taxation 5th day
of September A D 2017
Carla K. Becker Auditor
By P. Hildebrand Deputy

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)
Douglass J. McMullen and Sylvia S. McMullen, 170 Prospect Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Douglass J. McMullen and Sylvia S. McMullen, 170 Prospect Street, Manchester, IA 52057

Grantors:
Alan Charles Hermsen
Debra Ann Hermsen

Grantees:
Douglass J. McMullen
Sylvia S. McMullen

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 $123,000.00 Dollar(s) and other valuable consideration, Alan Charles Hermsen and Debra Ann Hermsen, husband and wife do hereby Convey to Douglass J. McMullen and Sylvia S. McMullen, 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: That part of Lot Seventeen (17) of the Subdivision of part of the North one-half (N ½) of the Southeast Quarter (SE ¼) and of the South one-half (S ½) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book A Plats, Page 6, described as commencing at the Southeast corner of Lot Sixteen (16) of said Subdivision, thence East ninety seven (97) feet, thence North one hundred seventy (170) feet, thence West ninety seven (97) feet to the East line of said Lot Sixteen (16), thence South one hundred seventy (170) feet to the point of beginning.

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 31, 2017

Alan Charles Hermsen (Grantor)

Debra Ann Hermsen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 31, 2017, by Alan Charles Hermsen and Debra Ann Hermsen.

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-19

Signature of Notary Public

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