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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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)
Thomas L. and Rose M. Funke Revocable Trust, 938 Tanglewood Trail, Manchester, IA 52057

Return Document To: (Name and complete address)
Thomas L. and Rose M. Funke Revocable Trust, 938 Tanglewood Trail, Manchester, IA 52057

Grantors:
Melvin E. Browning
Toni E. Browning

Grantees:
Thomas L. and Rose M. Funke Revocable Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $445,000.00 Dollar(s) and other valuable consideration, Melvin E. Browning and Toni E. Browning, husband and wife do hereby Convey to Thomas L. and Rose M. Funke Revocable Trust the following described real estate in Delaware County, Iowa: Lots Twenty (20) and Twenty One (21) of Tanglewood Subdivision - Plat No. 3, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1095, subject to easement of record

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 September 27, 2017

Melvin Eugene Browning
Melvin E. Browning (Grantor)

Toni E. Browning
Toni E. Browning (Grantor)

Toni Ellyn Browning
(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 27, 2017, by Melvin E. Browning and Toni E. Browning.

SUSAN K MEYER
Commission Number 753639
My Commission Expires
August 9, 2019

Susan K Meyer
Signature of Notary Public

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