Recorded: 10/10/2017 at 1:27:52.0 PM
Fee Amount: $22.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 2804
DOV #420

Entered for taxation 10th day
of October AD 2017
Carla K. Becker Auditor
By D. Hildebrand Deputy

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
James T. Peters, 309 1st St E, Independence, IA 50644, Phone: (319) 334-9992

Taxpayer Information: (name and complete address)
Paul Roussell, Stephen Land Investments, LC, 324 W Main, Manchester, IA 52057

Return Document To: (name and complete address)
Hanson Law Office, 401 E Main, Manchester, IA 52057

Grantors:
City of Manchester, Iowa
Milt L. Kramer
Erin Learn

Grantees:
Stephen Land Investments, LC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, City of Manchester, Iowa, an Iowa municipal corporation organized and existing under the laws of Iowa does hereby Convey to Stephen Land Investments, LC the following described real estate in Delaware County, Iowa:

Lot 2 of Whitewater Park Subdivision, Part of Lots 26 and 27, and Lots 28, 29, and 30 of Ballard's Subdivision in the City of Manchester, Section 32-T89N-R5W, Delaware County, Iowa, according to plat recorded in Book 2017, Page 1464.

This deed is exempt according to Iowa Code 428A.2(6).

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 10/9/2017.

City of Manchester, Iowa, a(n) Iowa corporation

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

By Milt L. Kramer
Milt L. Kramer, Mayor

By Erin Learn
Erin Learn, City Clerk

STATE OF IOWA, COUNTY OF DELAWARE

On this 9 day of October, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Learn, to me personally known, who did say that they are the Mayor and City Clerk, respectively, of the City of Manchester, Iowa; a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed (and sealed) on behalf of the corporation, by authority of its City Council, as contained in Resolution No. R-086-2017 passed by Resolution of the City Council under Roll Call No. — of the City Council on the 19 day of July, 2017, and Milt L. Kramer and Erin Learn acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Signature of Notary Public James T. Peters

